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MASTER ENVIRONMENTAL IMPACT REPORT  
FOUNTAIN VALLEY GENERAL PLAN UPDATE

**Master Environmental Impact Report**  
**Fountain Valley - General Plan Update**  
**State Clearinghouse # 91091058**

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6-15-93

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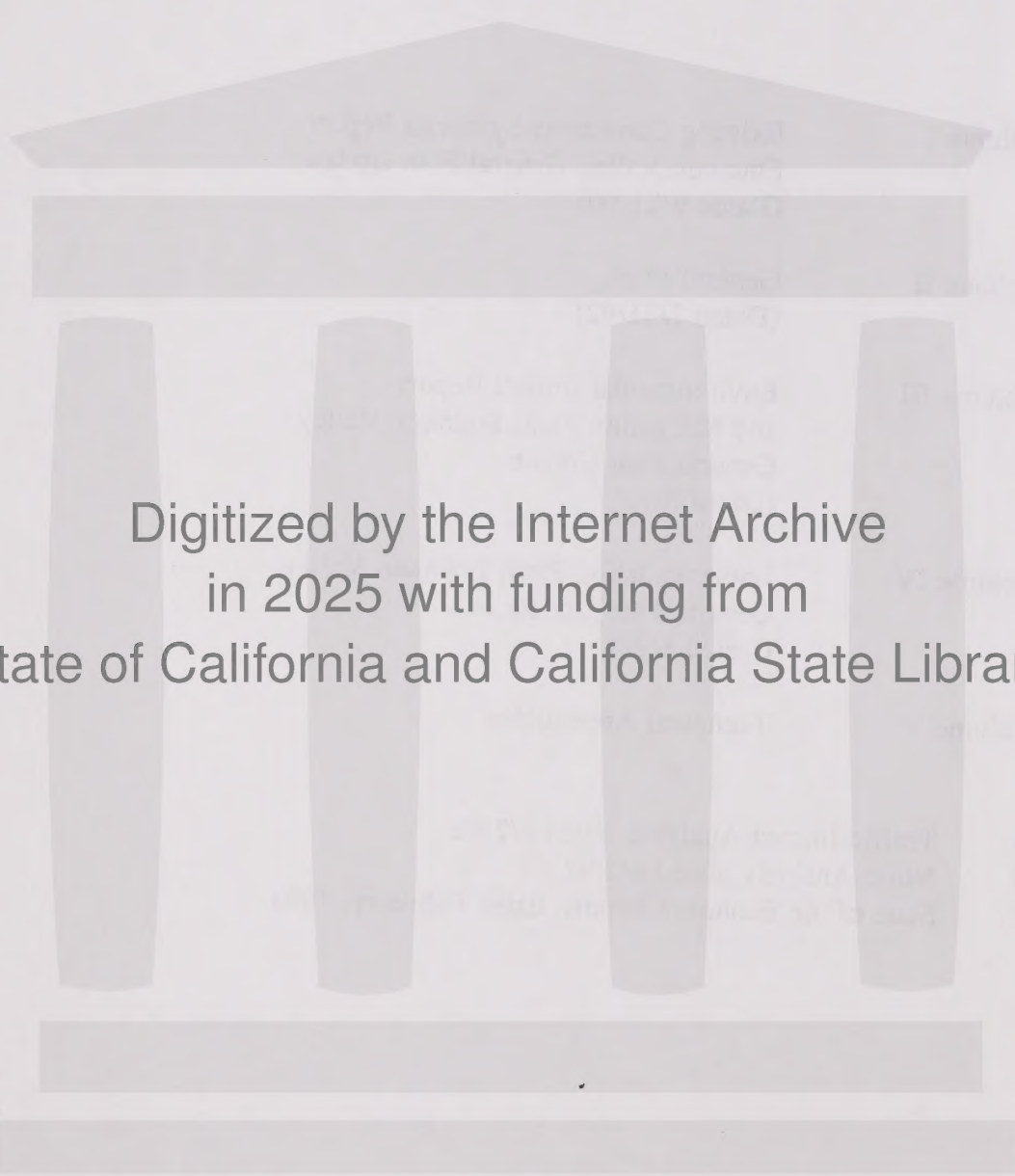


# **MASTER ENVIRONMENTAL IMPACT REPORT FOUNTAIN VALLEY GENERAL PLAN UPDATE**

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**MASTER ENVIRONMENTAL IMPACT REPORT**  
**FOUNTAIN VALLEY - GENERAL PLAN UPDATE**

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## **1.0 INTRODUCTION AND SUMMARY**

### **1.1 Project Description and Purpose of the EIR**

#### **Project Description**

The City of Fountain Valley General Plan Update includes revised General Plan Maps and revised text with written goals, policies and objectives associated with Land Use, Circulation, Parks, Recreation and Open Space, Conservation, Public Safety, Noise, Air Quality, Housing and Growth Management.

#### **Purpose of the EIR**

The purpose of this Environmental Impact Report (EIR) is to provide information to facilitate thorough review and evaluation by the public and decision makers of the proposed project and project alternatives; to fully disclose potential effects on the environment; and, to define appropriate mitigation measures. In order to facilitate thorough review and evaluation and to reduce duplicated information, this EIR incorporates the data and documentation recently completed for the General Plan Update verbatim, including all revised text and maps and the Existing Conditions Synthesis Report of existing conditions, to provide a data base for the decision makers and the public for their thorough understanding of the significance of project impacts and mitigation measures.

### **1.2 Compliance With CEQA**

#### **EIR as Part of a General Plan**

Section 15166 of the State CEQA Guidelines (California Administrative Code, 15000 et seq, as amended) states, "The requirements for preparing an EIR on a local general plan, element or amendment thereof will be satisfied by using the General Plan, or element document, as the EIR and no separate EIR will be required, if: (1) The General Plan addresses all the points required to be in an EIR by Article 9 of these Guidelines (Contents of Environmental Impact Reports) and, (2) the document contains a special section or a cover sheet identifying where the General Plan document addresses each of the points required."

#### **Format and Contents of an Environmental Impact Report**

The format of this EIR is as follows:

- o Volume I-Synthesis Report of Existing Conditions-Contains documentation of the current state of the City of Fountain Valley and is referenced for explanation of existing conditions;



- o Volume II-General Plan-Contains goals and policies for the General Plan Elements which are referenced as impacts and mitigation measures.
- o Volume III-Environmental Impact Report and Mitigation Plan-Integrates Volumes I and II for identification of potential impacts; and,
- o Volume IV-Implementation Plan Integrates Volumes I through III and provides a methodology for successful implementation of the General Plan.

In conformance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code 21000 et seq.) and the State CEQA Guidelines (California Administrative Code, 15000 et seq.), Article 9 (Contents of Environmental Impact Reports), Section 15120 (c), this EIR has been prepared as part of a General Plan. This EIR assesses individual and cumulative impacts related to the General Plan Update and provides all other information required by CEQA for full public disclosure of potential environmental consequences per Sections 15122 through 15131 of the CEQA Guidelines. These requirements have been met herein as listed in the Table of Contents for this EIR including, Summary, Project Description, Environmental Setting, Environmental Impacts, Effects Not Found to be Significant, Organizations and Persons Consulted and Cumulative Impacts.

This EIR analyzes the environmental effects of the project to the degree of specificity appropriate to the City of Fountain Valley General Plan Update per Section 15146 of the State CEQA Guidelines. The analysis considers the series of actions that may occur over the project's lifetime to determine the immediate and long-range impacts associated with its implementation.

CEQA requires the preparation of an objective, full disclosure document to inform agency decision makers and the general public of the direct and indirect environmental impacts of the proposed project, and to provide mitigation measures to reduce or eliminate potential environmental effects of the proposed project to a level of insignificance. CEQA requires that cumulative impacts be assessed to determine the "... incremental environmental impact of the project when added to other closely related past, present and reasonably foreseeable probable future projects" (CEQA Guidelines, Section 15355(B)). CEQA also requires that the EIR identify and evaluate reasonable alternatives to the proposed project, including the No Project Alternative (CEQA Guidelines, Section 15126 (d)(2)).



Impacts are not always mitigatable to a level of insignificance, and in those cases are considered unavoidable adverse impacts. In accordance with Section 15093(b) of the State CEQA Guidelines, if a public agency approves a project that has significant impacts that can not be mitigated to a level of insignificance (i.e., unavoidable adverse impacts), the Lead Agency shall state in writing the specific reasons for approving the project, as a "Statement of Overriding Considerations", per Section 15093, based on the Final EIR and any other public information.

### **1.3            Scope of the EIR**

An Initial Study and Notice of Preparation were distributed by the City of Fountain Valley on September 11, 1991. This effort was made to contact affected agencies, organizations and persons who may have an interest in this project. Information, data and observations resulting from these contacts are included in this document. Agencies or interested persons not contacted, or who did not respond to the Notice of Preparation may comment during the Draft EIR review period.

The Initial Study consists of a project description, checklist and discussion of environmental impacts of the project. The Initial Study identifies areas that require further evaluation in the EIR, per Section 15063(c) of the CEQA Guidelines, due to potential significant physical effects the project may have on the environment. The Initial Study identified the following areas of potential significant impacts related to the proposed project:

- o     Land Use
- o     Traffic/Circulation/Access
- o     Visual Effects
- o     Historical Assessment
- o     Noise
- o     Geology/Soils
- o     Hydrology
- o     Air Quality
- o     Population
- o     Public Services and Utilities
- o     Energy
- o     Risk of Upset

The Initial Study identified the following areas as having no potential for significant impacts relative to the project.

- o     Aesthetics
- o     Energy

#### **1.4        Use of the EIR**

This EIR will be used as an informational document. The EIR will inform the City of Fountain Valley and other responsible agencies and interested parties of significant environmental impacts of the project; identify measures to mitigate significant impacts; and, analyze project alternatives in order to evaluate the environmental impacts associated with the proposed project. This EIR will be considered by the City of Fountain Valley Planning Commission and City Council concurrently with the proposed General Plan Update.

The EIR also suggests measures to mitigate potential significant impacts of the project. In addition, the EIR analyzes project consistency with relevant local and regional policies and regulations.

#### **Key Contact Persons are as Follows**

##### **Lead Agency**

Mr. Andrew Perea, Planner  
Planning Department  
City of Fountain Valley  
10200 Slater Avenue  
Fountain Valley, CA 92708  
(714) 965-4400

#### **1.5        Summary of Impacts and Mitigation**

Significant environmental effects associated with implementation of the proposed project and alternatives have been identified in the environmental analysis for this EIR in Section 4.0. The analysis contained in Section 4.0 discusses the secondary effects of General Plan implementation and does not attempt to discuss project-level impacts or mitigation. The following is a summary of impacts, recommended mitigation measures and level of significance after mitigation for the proposed City of Fountain Valley General Plan Update. Also included is a summary of project alternatives. Each alternative is assessed for its ability to reduce the environmental consequences associated with the project. This summary is presented in matrix format in Table 1-1, Summary of Environmental Impacts, Mitigation Measures and Level of Significance After Mitigation.

A detailed analysis of project effects, mitigation and level of significance after mitigation is provided in Section 4.0 of this EIR and an alternatives analysis is provided in Section 9.0 herein.

**Summary of Alternatives**

Two alternatives were analyzed and compared with the project; these are the No Project alternative (buildout of the City's existing General Plan) and the Alternate Land Use Plan (Alternative 2). This analysis is included in Section 9.0 of the EIR in accordance with CEQA Section 15126(d) and summarized below:

**ALTERNATIVE 1 - NO PROJECT**

The No Project alternative is buildout of the existing General Plan.

The No Project alternative is considered environmentally inferior compared with the proposed General Plan overall. Although the No Project alternative would reduce demands for all public services and utilities, this alternative can not accommodate future population increases and associated impacts to traffic/circulation/access, historical resources, noise, housing and employment.

**ALTERNATIVE 2 - ALTERNATE LAND USE PLAN**

Alternate 2 is environmentally similar to the proposed General Plan overall because Alternative 2 involves only minor shifts in land use categories.

Implementation of Alternate 2 would decrease residential land use by 2.8 percent as compared with the proposed General Plan. Industrial land uses would remain the same as with the proposed General Plan; and, public land would increase by 0.2 percent; open space and parks would increase by 0.7 percent as compared with the proposed General Plan.



**SUMMARY OF IMPACTS, MITIGATION MEASURES  
AND LEVEL OF SIGNIFICANCE AFTER MITIGATION**

<b><u>IMPACTS</u></b>	<b><u>MITIGATION MEASURES</u></b>	<b><u>LEVEL OF SIGNIFICANCE AFTER MITIGATION</u></b>
<b>LAND USE/COMMUNITY DESIGN</b>		
Increased intensity/ density and potential for land use and design incompatibilities related to development of several properties which are currently under utilized.	<p>The City of Fountain Valley shall implement the General Plan policies identified as Implementation Plan Strategies in Volume IV (Sections 2.1 through 2.14) related to land use.</p> <p>1. The City of Fountain Valley Environmental Review Committee will work with development project applicants on a case-by-case basis to enforce CEQA compliance. Additional environmental documentation would be provided by project applicants on specific development projects.</p>	o Not significant
<b>TRAFFIC/CIRCULATION/ACCESS</b>		
I-405 ramp metering, close intersection proximity unsignalized intersections and/or limited turn pocket or weaving length could cause certain City of Fountain Valley intersections to operate below LOS D.	None Available	o Not significant
The proposed General Plan Land Use Element would generate an estimated 587,600 ADT which is 26 percent more than the existing ADT estimate.	The City of Fountain Valley shall implement General Plan policies identified as Implementation Plan strategies in Volume IV (Sections 3.1 through 3.10) together with all circulation system modifications in Table V-1 (Appendix C of the EIR).	o Not significant

## **IMPACTS**

## **MITIGATION MEASURES**

## **LEVEL OF SIGNIFICANCE AFTER MITIGATION**

### **PARKS AND RECREATION/OPEN SPACE AND BIOLOGICAL RESOURCES**

Implementation of the General Plan will eliminate the few remaining existing agricultural lands and could intensify future development within the City which may degrade open space and biological resources.

The City of Fountain Valley shall implement General Plan policies identified as Implementation Plan strategies in Volume IV (Sections 4.1 through 4.2, 5.1 and 5.4) related to visual resources.

o Not significant

### **HISTORICAL**

General Plan implementation has potential to directly or indirectly affect buildings in the City which may be considered historically significant.

2. The City of Fountain Valley should consult with an architectural historian for a determination of the significance of the two remaining ranch houses and to establish whether these two structures are eligible for listing on the National Register of Historic Places. If appropriate, placement of these properties on the National Register should be carried out.

o Not significant

3. Development projects affecting the two ranch houses either directly or indirectly will be reviewed by the City Planning Department on a case by case basis. Appropriate mitigation shall be incorporated in the project design based on the results of Mitigation Measure No. 2.

### **NOISE**

The areas of the City that will experience increased future noise levels are along I-405 and along other major roadways throughout the City.

The City of Fountain Valley shall implement General Plan policies identified as Implementation Plan strategies in Volume IV ( Section 7.1) related to noise.

o Not significant



## **IMPACTS**

## **MITIGATION MEASURES**

## **LEVEL OF SIGNIFICANCE AFTER MITIGATION**

### **GEOLOGY/SOILS**

Soil erosion may increase at locations where disruption of surface soils would be necessary for development.

The City of Fountain Valley shall implement General Plan Policies identified as Implementation Plan strategies in Volume IV (Sections 5.3 and 6.2)

o Not significant

The existing City wastewater treatment facility and other seismically vulnerable structures throughout the City could be structurally damaged or could involve hazardous waste contamination as a result of seismic seiches.

The City of Fountain Valley shall implement General Plan policies identified as Implementation Plan strategies in Volume IV.

o Not significant

### **HYDROLOGY**

Flooding is a potential hazard throughout the City.

The City of Fountain Valley shall implement General Plan policies identified as Implementation Plan strategies in Volume IV (Section 6.3) related to flooding.

o Not significant

### **AIR QUALITY**

Additional mobile and point source emissions will be created and will reduce the ability of the City of Fountain Valley and the South Coast Air Quality Management District to reach standards set forth in the 1991 AQMP.

The City of Fountain Valley shall implement General Plan policies identified as Implementation Plan strategies in Volume IV (Section 8.1) related to air quality.

o Not significant

## IMPACTS

## MITIGATION MEASURES

## LEVEL OF SIGNIFICANCE AFTER MITIGATION

### **POPULATION/HOUSING/EMPLOYMENT**

The City of Fountain Valley is virtually built-out and can not meet "future housing need" according to SCAG's Regional Housing Needs Assessment.

4. Future development, redevelopment and in-fill projects within the City will be reviewed for conformance with General Plan policies relating to air quality and emissions reduction strategies of the AQMP, Growth Management Plan, Congestion Management Plan, and other state and regional plans aimed at reducing traffic.

The City of Fountain Valley shall implement General Plan policies identified as Implementation Plan strategies in Volume IV (Sections 2.13, 2.14 and 8.2).

o Unavoidable adverse

### **PUBLIC SERVICES AND UTILITIES WATER**

Demands will increase for domestic water, which is a limited resource.

The City of Fountain Valley shall implement General Plan policies identified as Implementation Plan strategies in Volume IV (Section 5.2) related to water conservation.

o Not significant

### **SEWER**

Increased demand on existing sewer system and on wastewater treatment facilities.

5. Prior to issuance of permits for entitlement of development projects, the project applicant shall document and verify that adequate sewer capacity exists to accommodate the project by itself and cumulative planned projects to the satisfaction of the City of Fountain Valley.

o Not significant



## IMPACTS

## MITIGATION MEASURES

## LEVEL OF SIGNIFICANCE AFTER MITIGATION

### **SOLID WASTE**

Increased demand on regional land fill facilities.

The City of Fountain Valley shall implement General Plan policies identified as Implementation Plan strategies in Volume IV (Sections 5.6 and 6.5) relating to Solid Waste and hazardous waste.

o Not significant

### **LAW ENFORCEMENT**

Increased demand for sworn officers.

The City of Fountain Valley shall implement the General Plan policies identified as Implementation Plan strategies in Volume IV (Section 6.6) related to law enforcement.

o Not significant

### **EMERGENCY SERVICES**

Increase response times; and increased number of mutual aid responses.

The City of Fountain Valley shall Implement General Plan policies identified as Implementation Plan strategies in Volume IV (Sections 6.1 and 6.4) related to emergency services.

o Not significant

### **LIBRARY**

Increased demand for library services which are already deficient.

5. The City shall support the continuation of library services as a necessary community service and attempt to attain the national standard of two volumes per person.

o Not significant

## **2.0 PROJECT DESCRIPTION**

### **2.1 Project Location**

#### **Regional Location and Local Vicinity**

The City of Fountain Valley is located in the northern portion of the County of Orange. A detailed description of the project location, including Regional and Local Vicinity Maps can be found in **Volume II, General Plan, Sub Section 1.1, Project Setting.**

### **2.2 Project Objectives**

Much of the data and analyses of the 1961 General Plan currently in use do not adequately address current issues which face the City. The updated comprehensive General Plan is intended to:

- o Define policies and programs to guide conservation of existing uses, new development, and resource management which are reflective of community needs and objectives;
- o address the legislative planning requirements of the State of California;
- o integrate into a single plan document all required and permissive elements, replacing previously adopted elements; and,
- o provide data and analyses regarding conditions and factors influencing the City in the late 1980's and projected to occur to 2010.

This is discussed in detail in **Volume II, General Plan, Sub Sections 1.3 through 1.5, Purpose Organization and Philosophy of the General Plan.** In addition, each General Plan Element in **Volume II,** includes goals and policies.

### **2.3 Project Characteristics**

The General Plan provides comprehensive planning for the future. The proposed General Plan Update addresses seven issue areas as required by State law including Elements for 1) Land Use, 2) Circulation, 3) Parks, Recreation and Open Space, 4) Conservation, 5) Public Safety, 6) Noise, 7) Air Quality (not mandatory), 8) Housing and 9) Growth Management. This is discussed more fully in **Volume II, General Plan.**



## **2.4            Review and Approval Requirements**

The City of Fountain Valley has provided opportunities for public involvement in the General Plan Update process. Review of the Draft General Plan by citizens of Fountain Valley was formally conducted through the Citizens' Advisory Committee.

The Draft General Plan will be circulated to federal, State agencies and local agencies and districts for review and comment prior to final consideration by the City of Fountain Valley Planning Commission and City Council.

The Fountain Valley City Council has final review and approval authority. The Fountain Valley City Council must consider a recommendation by the Planning Commission for adoption of a resolution for the Comprehensive General Plan at a dually noticed public hearing.

## **3.0            DESCRIPTION OF ENVIRONMENTAL SETTING**

The Existing Conditions Synthesis Report contained in and hereafter referred to as Volume I of this document, identifies in detail existing conditions in the City of Fountain Valley. Each issue area discussed in Section 4.0 herein includes an updated summary of relevant existing conditions.

## 4.0 ENVIRONMENTAL ANALYSIS AND MITIGATION

### 4.1 LAND USE AND COMMUNITY DESIGN

#### 4.1.1 EXISTING CONDITIONS

A complete description of existing land use is provided in Volume II, Section 2.D and is summarized below:

##### Existing Land Uses

As shown below in Table 4.1-1, Summary of Existing Land Uses, over 60% of the City is designated for residential land uses: 54.3% for single family land uses, 5.0% for multi-family, and .9% for mobile homes. The next largest use of land within the City is for parks, this is due to the development of Mile Square Park, which consists of 640 acres. See Figure 4.1-1, Existing Land Uses.

Table 4.1-1  
SUMMARY OF EXISTING LAND USES<sup>1</sup>

<u>Land Use</u>	<u>Acreage*</u>	<u>% of City</u>
Residential		
Single-Family	2,786.5	54.3
Multi-Family	253.9	5.0
Commercial	361.3	7.0
Industrial	450.0	8.8
Public Facilities	88.5	1.7
Schools	274.1	5.3
Hospitals	65.4	1.3
Parks	691.6	13.5
Open Space	110.7	2.2
Mobile Homes	45.7	.9
	<u>5,127.7</u>	<u>100%</u>

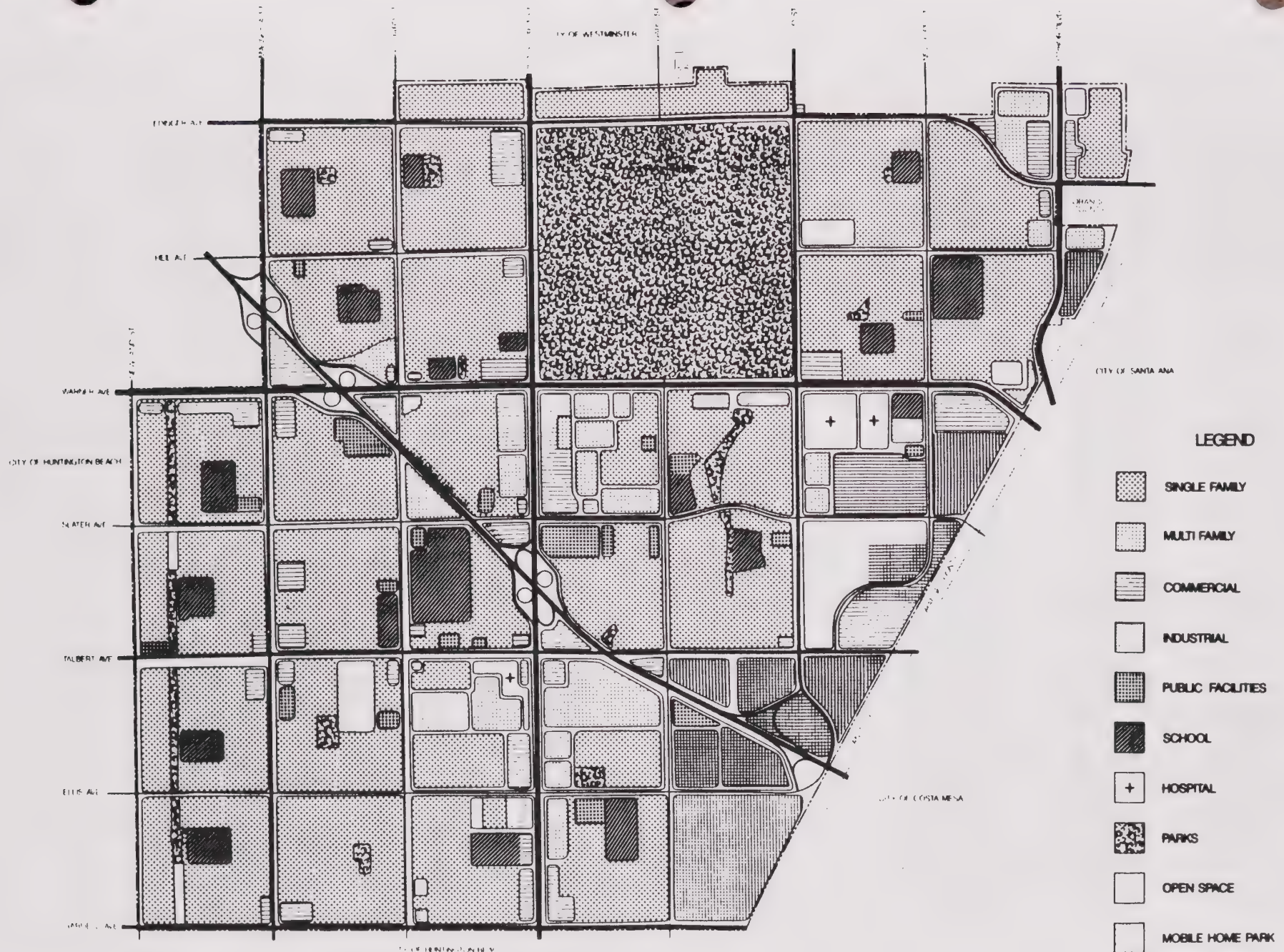
\* These acreages do not take into account the major arterial grid network of roadways through the City.

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1. Existing Conditions Synthesis Report, Fountain Valley General Plan Update, 9/21/90.







Existing Land Uses

Fountain Valley—General Plan Update

Figure 4.1-1





Commercial and industrial land uses constitute a total of 811.3 acres existing within the City, which represents 15.8% of the total. This includes 361.3 acres (7%) for commercial land uses and 450 acres (8.8%) for industrial land uses.

Public facilities and schools represent 362.6 acres, (7%) of the total of existing land uses within the City. There are 274.1 acres (5.3%) for school uses and 88.5 acres (1.7%) for public facilities (i.e. police and fire stations, libraries, City Hall, etc.)

Open Space within the City consists of approximately 110.7 acres, or 2.2% of the entire City. The SCE easement is included in this category and totals 48 acres (including some agricultural uses such as Christmas tree lots and nurseries). The open space category also includes vacant property which is extremely limited within the City.

### **Land Use Inventory**

A detailed land use inventory by zone was completed for the City. This inventory calculated the acres in each zoning category, as well as the existing uses and conformance. The results are summarized in Table 4.1-2, Land Use Inventory.

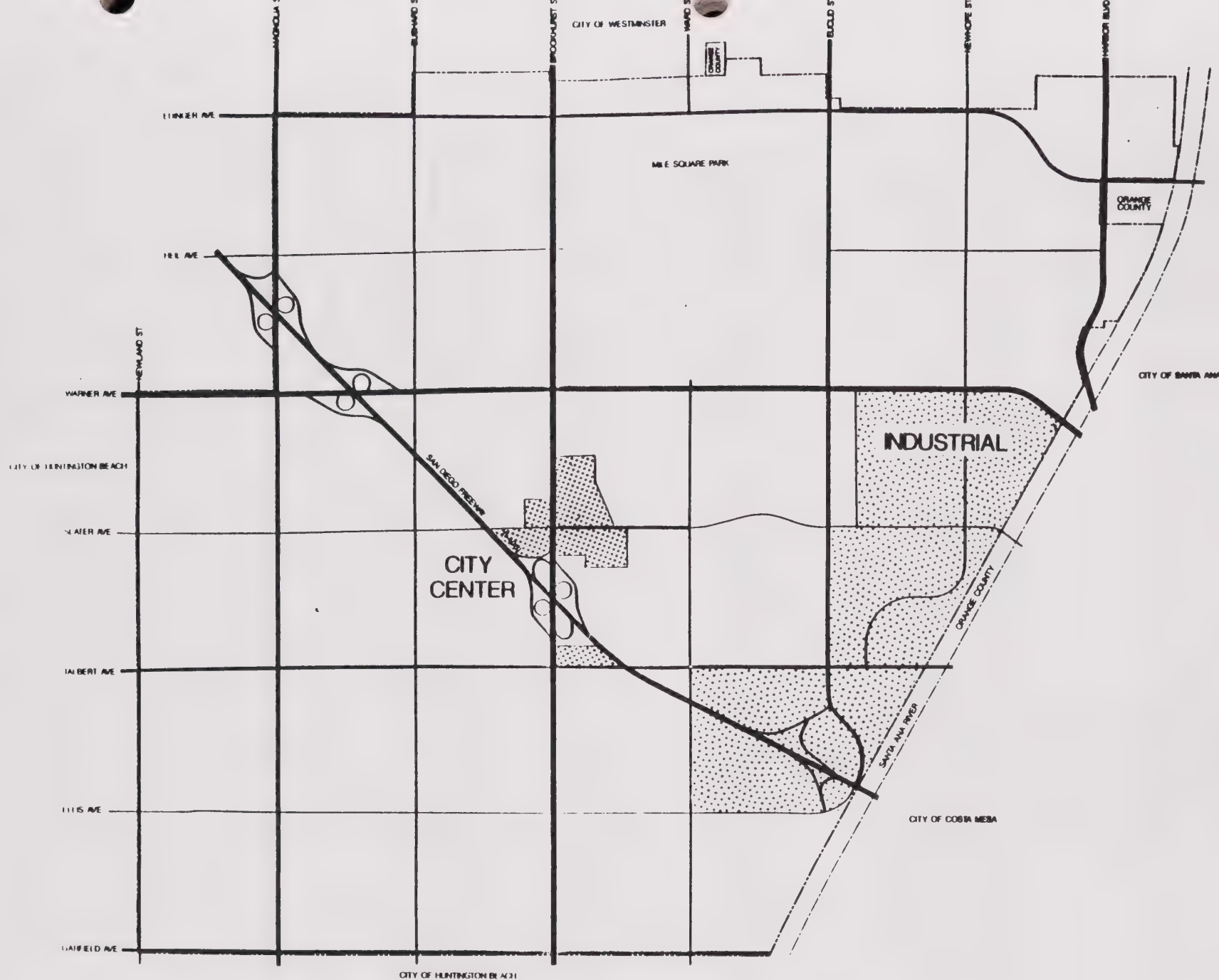
### **Redevelopment Plans**

Fountain Valley organized its redevelopment body, the Agency for Community Development, in August of 1975. By the end of the following year, the Agency adopted redevelopment plans for two areas, the City Center and the Industrial Area adjacent to the Santa Ana River channel, see Figure 4.1-2 Redevelopment Areas. Together these cover almost 700 acres. Both of Fountain Valley's project areas had difficulties with underutilization, drainage, and circulation.

### **Schools**

In recent years, four schools and a school maintenance facility within the City have been closed. Three of these sites have been planned for development: Harper and McDowell Elementary School and the Lighthouse Lane property, which has in the past, been used for bus storage. Two other school sites are currently being leased, these include Fountain Valley and Nieblas Elementary Schools.





Redevelopment Areas

# Fountain Valley—General Plan Update

Figure 4.1-2





## **Edison Easement**

There is an Edison Easement and high voltage power lines located east of and running parallel to Newland Street between Warner Avenue and Garfield Avenue. Currently the easement consists of approximately 4.3 acres of land designated for parks and open space uses. School sites and residential land uses are currently adjacent to the Edison Easement.

## **Sphere of Influence**

There are two pockets of County land adjacent to the City of Fountain Valley. These areas are considered part of Fountain Valley's sphere of influence. One area is located to the north of Fountain Valley between Ward and Euclid Streets and the other two are located on the east side of the City, adjacent to the Santa Ana River and south of Edinger Avenue. The City's Sphere of Influence is currently developed with mix of land uses.

## **Special Study Areas**

The Sanitation Districts and Orange County Water District properties and the environs of the Fountain Valley Community Hospital are designated by the City of Fountain Valley as special study areas.

## **Community Design**

The City is characterized by mid-to low-rise urban development including residential neighborhoods, retail/office and commercial corridors, industrial (along the eastern periphery), and open space used for parkland and agricultural land.

Mile Square Park is the central unique aesthetic feature that provides extensive vistas from the adjacent roadways and land uses. Existing visual resources consist of private landscaping, large open green space, relatively unobstructive viewsheds' which are created through the City's uniform height limit, and attractive street scopes created by the City's Zoning Code.

### **4.1.2 IMPACTS**

Land use issues are discussed in detail and goals are identified in **Volume II, Section 2.0.**

## **Planned In-fill Development and Redevelopment**

Implementation of the General Plan will clarify the land use policies and regulations of the City. Therefore, property owners, residents and business people will have a clearer understanding of future land uses and the methods of implementing land use strategies. The Land Use Element includes policy guidelines for ensuring that the basic pattern of land use will be retained. This will be accomplished through encouraging in-fill development and redevelopment as logical extensions of existing development patterns. This is a positive impact.

Implementation of the revised Land Use Element will allow increased intensity and density of several properties which are currently under utilized. Future development could impact the existing distribution of land use in the City and could create incompatibilities related to land use, community design, economic development, and growth management. This is a potential negative impact which can be reduced to a level of insignificance through implementation of recommended mitigation measures.

Implementation of the revised Land Use Element would provide a larger menu of land use categories than with the current General Plan. This will create greater flexibility for future development. This will facilitate orderly future development and redevelopment. This a positive impact.

## **School Sites**

In recent years, four schools and a school maintenance facility within the City have been closed due to decreased enrollment. Some of these sites have been redesignated as the surrounding residential designation and a few have been designated public facilities with the hope that someday enrollment will increase to the point that they will need to be reopened.

## **Edison Easement**

The Edison easement located in the western portion of the City has been designated as park and open space uses. Studies have raised concern regarding electromagnetic fields' possible effects on public health. However, it has not been determined if electromagnetic fields can result in significant levels of risk that would seriously affect human health.



## **Sphere of Influence**

One of the goals of the General Plan Update is to prepare for annexation of the City Sphere of Influence Areas. Stated City policies in this regard include: 1) allow annexations which provide a direct fiscal benefit to the City; and 2) delay annexation until completion of all major public improvements, such as Edinger Avenue Bridge. Significant impacts are not anticipated.

## **Special Study Areas**

One goal of the City of Fountain Valley's General Plan Update is to maximize benefits of future development of Special Study Areas. Future development in this regard could result in land use incompatibilities with adjacent land uses and reduction in the capacity of City services and facilities. Implementation of General Plan Policies would reduce potential impacts to a level of insignificance.

## **Community Design**

The Land Use Element of the General Plan Update includes numerous goals and policies to maintain and enhance high quality development and visual attributes/architectural design in the City. This is considered a positive impact.

### **4.1.3 MITIGATION MEASURES**

Implementation of the General Plan policies identified as Implementation Plan strategies in Volume IV (Sections 2.1 through 2.14), together with the following mitigation measures will reduce potential impacts to a level of insignificance:

1. The City of Fountain Valley Environmental Review Committee will work with development project applicants on a case-by-case basis to enforce CEQA compliance. Additional environmental documentation would be provided by project applicants on specific development projects.

### **4.1.4 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Significant adverse impacts are not anticipated.

## **4.2 TRAFFIC/CIRCULATION/ACCESS**

### **4.2.1 EXISTING CONDITIONS**

This section is a summary of the Fountain Valley General Plan Traffic Analysis, prepared by Austin-Foust Associates and dated June, 1992. This analysis is provided in its entirety in Appendix A of the EIR. The analysis examines the traffic demands on the circulation system due to both existing and future development. Circulation to and within the City of Fountain Valley is primarily limited to roadway circulation. However, other forms of transportation are available in the region. The roadway system provides for virtually all passenger trips through and within the planning area. While the primary road user is the automobile, trucks, buses, served by a hierarchy of roads, bicycles and pedestrians also use the roadway system.

#### **CRITERIA**

LOS "D" (ICU value less than or equal to .90) is the threshold of significance for traffic established by the City of Fountain Valley.

#### **EXISTING CIRCULATION SYSTEM**

##### **Existing Roadway**

The arterial system is primarily a grid system. The I-405 Freeway traverses southeast to northwest through the City and provides the primary source of regional access. **Figure 3-2, Existing Roadway System**, of Volume II, shows the existing circulation system.

Other types of roadways in the City's circulation system include the following:

- o Major arterial (6 lanes)
- o Primary arterial (4 lanes)
- o Secondary arterial (4 lanes)
- o Commuter roadway (2 lanes)

##### **Public Transportation**

Public transportation is provided by the Orange County Transit Authority (OCTA) within the City of Fountain Valley. Following are designated Transit Routes as shown in **Figure 3-5** of the General Plan.

- o Magnolia Street
- o Brookhurst Street
- o Euclid Street
- o Newhope Street (north of Slater Avenue))
- o Harbor Boulevard
- o Edinger Avenue
- o Warner Avenue
- o Talbert Avenue
- o Garfield Avenue
- o Slater Avenue (east of Newhope Street)
- o Ward Street (between Talbert and Ellis Avenues)
- o Ellis Avenue (east of Ward Street)
- o I-405

### **Trails**

Trails in the City of Fountain Valley are shown in **Figure 3-6** of the General Plan and include the following:

- o Bike Path (Class I)
- o Bike Lane (Class II)
- o Bike Route (Class III)
- o Non-City Trails
- o County Equestrian Trail

### **Designated Truck Routes**

Truck Routes currently designated in the City are as follows:

- o Magnolia Street
- o Brookhurst Street
- o Euclid Street
- o Harbor Boulevard
- o Newhope Street (between Warner and Talbert)
- o Garfield Avenue (West of Brookhurst Street)
- o Talbert Avenue
- o Warner Avenue
- o Edinger Avenue
- o Slater Avenue (east of Euclid Street)

### **CONGESTION MANAGEMENT PLAN ROADWAYS (CMP)**

Warner Avenue is included in the Draft CMP by the Orange County Transportation Authority.



Required components of the CMP include implementation of a Transportation Demand Management (TDM) Plan and development of Circulation Improvement Financing Program in the City of Fountain Valley.

## **LEVELS OF SERVICE AND TRAFFIC VOLUMES**

Traffic counts for the City's arterial roadway system were collected between November, 1989 and January, 1991. Existing volumes on the San Diego Freeway were taken from the 1990 Caltrans counts. The maximum acceptable ICU value of .90 was exceeded for the following intersections:

- o Magnolia Street/Warner Avenue
- o Euclid Street/I-405 Northbound ramps
- o I-405 and Euclid Street/Ellis Street

The heaviest volumes on the arterial system are on Brookhurst Street (35,000 to 56,000 vehicles per day). Moderately heavy volumes were also noted on the following arterials:

- o Warner Avenue (27,000 to 38,000 vehicles per day)
- o Magnolia Street (25,000 to 30,000 vehicles per day)
- o Euclid Street (26,000 to 33,000 vehicles per day)

The total average daily vehicle trips (ADT) generated by existing uses within the City is estimated at 466,500 ADT. Of this total, 35 percent is from residential uses and the remaining 65 percent is from non-residential uses.

## **CIRCULATION PLAN**

Planned bridge improvements, which are included in the Circulation Plan are described in detail in **Volume II, Section 3.0** and are listed below:

- o Warner Avenue/I-405 overcrossing
- o Talbert Avenue bridge over the Santa Ana River
- o Ward Street/I-405 overcrossing
- o Garfield Avenue bridge over the Santa Ana River

Other planned arterial widening includes:

- o Talbert Avenue (between Euclid Street and the Santa Ana River)
- o Heil Avenue (east of Euclid Street)

The extension of SR-57 along the Santa Ana River to I-405 is a potential future improvement but is not included in the City of Fountain Valley Circulation Plan at this time.

Other intersection improvements are planned for the following intersections:

- o Magnolia Street at: Warner Avenue
- o Bushard Street at: Warner and Slater Avenues
- o Brookhurst Street at: Edinger, Warner, Slater, Talbert and Ellis Avenues
  
- o Ward at: Edinger, Warner, Slater, Talbert and Ellis Avenues
  
- o Euclid at: Edinger, Heil, Warner, Slater, Talbert and I-405 Northbound ramps
- o I-405 Southbound Ramps at: Euclid-Ellis
- o Newhope at: Edinger, Warner, Slater and Talbert
- o Harbor at: Heil

These improvements are described in detail in Volume II, Section 3.0.

## **FUTURE CONDITIONS WITHOUT PROJECT**

Future "base" conditions without the project include the assumption that improvements outlined previously in the "Circulation Plan," which have not yet been implemented, would be in place in the future.

The following intersections will operate unacceptably (below LOS "D") under future 2010 Conditions without the project:

- o Bushard at: Warner (during AM and PM peak hours)
  
- o Brookhurst at: Warner (during PM peak hour)  
Ellis (during AM and PM peak hours)
  
- o Euclid at: Edinger (during PM peak hour)  
Warner (during AM and PM peak hours)  
Slater (during AM and PM peak hours)  
Talbert (during AM and PM peak hours)

- o I-405 Southbound  
Ramps at: Euclid-Ellis (during PM peak hour)

#### **4.2.2. IMPACTS**

The Fountain Valley Traffic Model (FVTM) was used to calculate both peak hour and ADT Trips by land use. Future trips are based on future development in the City according to the General Plan Land Use Element. Modifications to the current Fountain Valley General Plan have been developed to mitigate capacity deficiencies associated with the proposed General Plan Land Use Plan. Modifications include roadway additions, roadway augmentations and intersection enhancements.

#### **AVERAGE DAILY TRIPS (ADT) AND INTERSECTION LEVEL OF SERVICE (LOS)**

The proposed General Plan Land Use Element would generate an estimated 587,600 ADT, which is 26 percent more than the existing ADT estimate. Under future Post-2010 conditions with the project all study intersections will operate at LOS "D" or better with implementation of recommended mitigation measures.

Based on ramp volume and volume/capacity ratios and on planned improvements for the Euclid Street interchange, each interchange ramp is projected to operate at LOS "D" or better under Post-2010 conditions with implementation of policies of the General Plan. However, some locations may experience lower levels of service than this due to factors such as ramp metering, close intersection proximity, unsignalized intersections and/or limited turn pocket or weaving length. This is a regional problem and is not solely under the City of Fountain Valley's control.

#### **IMPROVEMENTS**

**Figure 3-3 in Volume II, Section 3.0 shows the proposed Circulation Plan.**

The extension of Newhope Street as a secondary arterial from its southern termination at Talbert Avenue to Euclid Street is the only additional roadway included in the proposed Circulation Plan. The Newhope Street extension is estimated to carry 24,000 ADT and significantly reduces the Current Circulation Plan forecasts for Euclid Street south of Talbert Avenue and Talbert Avenue east of Euclid Street. Aside from these



localized impacts in the immediate vicinity of the Newhope Street extension, the forecasted volumes are very similar between the current and proposed circulation plans.

An "augmented primary arterial" designation is proposed to designate potential augmentation of specified primary arterials to six-lane roadways. It focuses on sections of arterials where the link capacity is deficient and provides additional capacity without major changes to the facility as a whole. This is discussed in detail in **Volume II, Section 3.0**. The two roadways recommended for the augmented primary arterial designation are:

- o Euclid Street from the northern City limits to Newhope Street
- o Talbert Avenue from Euclid Street to the Santa Ana River

Based on the Post-2010 traffic forecasts and on actual constructed intersection geometrics, the following six locations would be designated as enhanced intersections:

Warner at: Magnolia and Bushard

Brookhurst at: Warner, Talbert and Ellis

Euclid at: I-405 Northbound ramps - Newhope

Modifications listed for the proposed Circulation Plan other than intersection improvements can be considered the mitigation measures needed to adequately serve the proposed General Plan Land Use Plan. These recommended modifications are shown in a matrix format in Table V -1, Circulation System Modifications in the City of Fountain Valley General Plan Traffic Analysis (**Appendix B of the EIR**).

These modifications are not anticipated to significantly impact public transportation, trails, designated truck routes.

Circulation Element goals of the General Plan Update include implementation of a TDM plan and development of a Circulation Improvement Financing Program.

#### **4.2.3            MITIGATION MEASURES**

Implementation of the General Plan policies identified as Implementation Plan strategies in Volume IV, together with all circulation system modifications in Table V-1 (Appendix B of the EIR) will reduce potential impacts from the proposed General Plan Land Use Element on study intersections to a level of insignificance.

#### **4.2.4            LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Significant adverse impacts to study intersections are not anticipated. Some I-405 interchange ramps may experience levels of service lower than LOS "D", which may cause cars to queue back onto the City of Fountain Valley Circulation System. However, this is a regional problem and Fountain Valley's control over it is limited. This is not considered a significant unavoidable adverse impact.

## **4.3 PARKS AND RECREATION/OPEN SPACE AND BIOLOGICAL RESOURCES**

### **4.3.1 EXISTING CONDITIONS**

#### **Open Space/Recreation**

The large parcels of open space and agriculture land that once characterized Fountain Valley have primarily been urbanized into a mix of residential, commercial and light industrial development interspersed with park land, green belts, play grounds and general open space areas and some remaining agricultural land.

The original Master Plan, developed three categories of parks - Neighborhood Parks, Community Parks and Central City Parks. The locations of the City's Park facilities are shown on Figure 4.3-1.

#### **Neighborhood Parks**

Neighborhood Parks consist of moderate size grass areas with playground equipment and picnic tables. A Neighborhood Park can serve between 2,500 to 5,000 people. Neighborhood Parks are generally located adjacent to the elementary schools and are sometimes developed in conjunction with the school's playground.

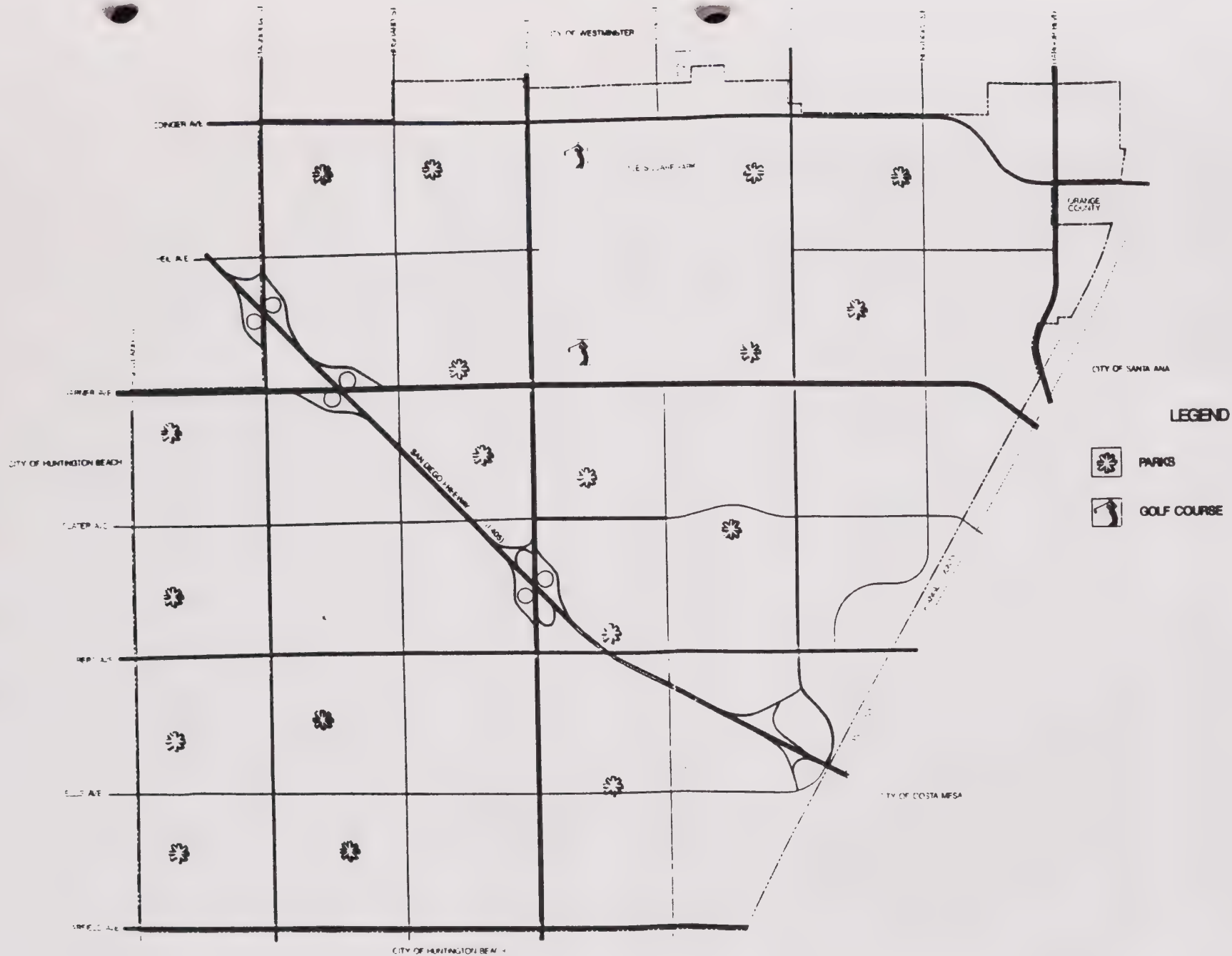
The City's utilization standard for park acreage comes from the amended version of 1972 Open Space, Conservation, and Park Element of the General Plan, dated 1984. The Plan has set the goal of 3 acres of parkland per 1,000 residents. Currently, most cities have a goal to achieve a ratio of three (3) to five (5) acres per thousand residents. SB 1785, passed on 1982, prohibits local governments from requiring dedication of more than three (3) acres of park area per 1,000 residents in a subdivision, unless the existing amount of park area within the jurisdiction exceeds that limit, in which case the required dedication cannot exceed five (5) acres per thousand. The City of Fountain Valley is currently achieving a parks to population ratio of 12 acres per 1,000 persons.

#### **Community Parks**

Community Parks are generally located to serve several neighborhoods and up to 20,000 people. Community Parks consist of major open space, playground equipment and picnic facilities. For this category, the City's utilization standard is also .7 per 1000 people.







Existing Parks

# Fountain Valley—General Plan Update

Figure 4.3-1





## Regional Parks

The City's Regional Park, Mile Square Park, is located close to the City's center. It serves as a focal point and provides recreation and open space opportunities to the entire City. In addition, Mile Square Park attracts regional recreation seekers.

Mile Square Park is located at the north end of Fountain Valley with the main entrance off Euclid between Edinger and Warner. Mile Square Park is a large regional park, with a total of 640 acres of public land dedicated for recreational use. Mile Square Park is made up of County park land, federal government land and City park land. The City has jurisdiction over 55 acres which is known as the Community Recreation Center. This area along with the County area has many recreational amenities including a recreational center with banquet rooms, game rooms and gym, six baseball diamonds, two soccer fields, an archery field, cricket field, area for model plane flying and land sailing, volleyball courts, handball courts, indoor racquetball courts, a shuffleboard and horseshoe area, tennis courts, picnic areas and restrooms. The federal government has transferred the ownership of the 167 acre triangular aviation field to the County, once again with the stipulation that this land be used solely for recreational purposes. The park is also home to two golf courses. The east side of the park is reserved for passive uses, such as family gatherings and picnics.

Currently, based on a population of 53,691 people and parks totaling 691.61 acres, which includes golf courses operated under private enterprise, the park acreage per thousand persons ratio is slightly higher than 12 acres per 1,000 residents. This total park acreage includes Mile Square Park as well as the parks summarized in Table 4.3-1 Existing Parks.

The City of Fountain Valley is participating in a school/park program (the schools listed above with asterisk symbols are those participating in the school/park program). This program involves joint use of school grounds for the purpose of park land and facilities. This program has proven to be advantages to the City, the school district and the community's citizens.

TABLE 4.3-1

EXISTING PARKS

Neighborhood Parks

Allen Park\*  
16149 Mesquite Street  
3.9 acres

Colony Park  
10252 Cinco de Mayo  
.68 acres

Cordata Park  
18761 Cordata Street  
4.53 acres

Ellis Park  
10301 Ellis Avenue  
3.0 acres

Fountain Valley Park  
17757 Bushard Street  
1.0 acres

Helm Park  
9170 Helm Avenue  
3.1 acres

Monroe Park\*  
11370 Mt. Bodie  
2.75 acres

Plavan Park\*  
9745 Warner Avenue  
2.06 acres

Stonecress Park  
11240 Stonecress Avenue  
2.22 acres

Vista View Park\*  
9235 Honeysuckle Avenue  
3.03 acres

Community Parks

Courreges Park\*  
8664-8665 Rogue River Avenue  
10.0 acres

Fulton Park\*  
8620 El Lago Avenue  
7.58 acres

Harper Park\*  
8675 Bluebird Avenue  
8.14 acres

Westmont Park North  
El Rancho Avenue, south  
of La Fiesta  
11.39 acres

\* Indicates a joint use agreement between the School District and Parks Department.

## **Open Space**

The Southern California Edison Easement, which runs parallel to Newland Street provides approximately 43 acres of open space and parkland.

## **BIOLOGICAL RESOURCES**

Fountain Valley is almost fully developed as are all of the surrounding cities. The presence of significant biological resources is unlikely due to the existing built-out condition and historic farming which has eliminated initially all forms of natural vegetation or wildlife habitat.

Fossil evidence indicate that the City was once inhabited by a variety of wildlife. Today the range of wildlife species includes those species which have adapted to close human contact and are commonly found in landscaped setbacks and parks located in urban settings. Mile Square Park also supports a variety of birds and ducks. The burrowing owl is on the Audobon Society list of rare birds and is likely to inhabit certain areas of the City such as Mile Square Park.

Immediately outside the City limits within the Santa Ana River channel, small wetlands habitats are known to periodically occur.

Plant communities along the Santa Ana River and in Costa Mesa immediately east of the City of Fountain Valley Support two rare species: the Coast Horned Lizard and the Trap Door Spider. In addition, the pond adjacent to the Santa Ana River in the City of Costa Mesa, south of Victoria Street, has been proposed by the U.S. Department of the Interior as an "essential habitat" for the California Least Tern, which is on the State and Federal lists of endangered species. Due to their close proximity to Fountain Valley, there may be some migration of these species and some occurrence of these in Fountain Valley.

### **4.3.2 IMPACTS**

Implementation of the General Plan will eliminate the few remaining existing agricultural lands and could intensify underutilized properties within the City, such as the school sites. Undeveloped and underutilized properties will be converted to developed urban uses which would be generally compatible with existing developed areas based on uniform application of development standards from the Zoning Code.

An Open Space and Parks designation has been added. Additional lands will be designated as parks. Open Space and Parks comprises 13% of the land use. The increase in designated Open Space and Parks is considered a positive impact.



#### **4.3.3        MITIGATION MEASURES**

Implementation of the General Plan policies identified as Implementation Plan Strategies in Volume IV (Sections 4.1 through 4.2, 5.1 and 5.4), will reduce potential impacts related to visual resources to a level of insignificance.

#### **4.3.4        LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Significant adverse impacts are not anticipated.

## **4.4 HISTORICAL ASSESSMENT**

### **4.4.1 EXISTING CONDITIONS**

#### **Historic Resources**

Fountain Valley has a rich history, which includes being a part of the Spanish Land Grant program. The area was used primarily for agricultural purposes with a small amount of settlement. Fountain Valley was incorporated in 1957.

The City donated .75 acres of parkland, referred to as Heritage Park, to the Historical Society. Heritage Park is located behind the police station and consists of a replica fire house, gazebo, Japanese Bath house, and historical real estate office.

Fountain Valley's older buildings have been replaced by new development, the only remaining ranch houses within the City are those built by Roch Courreges (located near Talbert Avenue and Newland Street) and Joe Callens (located at 9736 Ellis Avenue). These are not officially designated historic buildings.

### **4.4.2 IMPACTS**

General Plan implementation has the potential to directly or indirectly affect buildings in the City which may be considered historically significant.

### **4.4.3 MITIGATION MEASURES**

The following mitigation measures, will reduce potential impacts related to historic resources to a level of insignificance:

2. The City of Fountain Valley should consult with an architectural historian for a determination of the significance of the two remaining ranch houses and to establish whether these two structures are eligible for listing on the National Register of Historic Places. If appropriate, placement of these properties on the National Register should be carried out.
3. Development projects affecting the two ranch houses either directly or indirectly will be reviewed by the City Planning Department on a case by case basis. Appropriate mitigation shall be incorporated in the project design based on the results of Mitigation Measure No. 2.

### **4.4.4 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Significant adverse impacts are not anticipated.

## 4.5 NOISE

### 4.5.1 EXISTING CONDITIONS

Following is a summary of the Noise Element of the General Plan Update, prepared by Mestre-Greve Associates and dated May 1, 1992. This report can be found in its entirety in Appendix B of the EIR. A description of existing conditions related to noise is also provided in the City of Fountain Valley Noise Element, Volume II, Section 7.3. Figure 7-6 in Volume II of the General Plan Update shows existing noise contours. Table 7-8 in Volume II of the General Plan update is a noise compatibility matrix, which shows the relationship between noise levels and land use.

The major noise source impacting the City is traffic noise. I-405 is the major roadway source for the City.

The residential land uses are considered the most noise sensitive. Other noise sensitive land uses include elementary schools, junior high schools, parks, a hospital and churches.

Ambient noise levels exceeding 60 CNEL exceed Standards set forth in the City's noise Ordinance and are considered significant and adverse. Following is a list of the land uses and areas in the City which currently experience ambient noise levels in excess of 60 CNEL. These uses are considered "normally incompatible" if they experience noise levels in excess of 65 CNEL and are considered "normally compatible" if they are between 60 and 65 CNEL according to the Noise Element:

- o Existing residences which experience noise in excess of 65 CNEL are along Garfield Avenue, Ellis Avenue, Talbert Avenue, Slater Avenue, Warner Avenue, Edinger Avenue, Magnolia Street, Bushard Street, Brookhurst Street, Ward Street, Euclid Street, Newhope Street and Harbor Boulevard. Existing residences which experience noise in excess of 60 CNEL but not greater than 65 CNEL are along Heil Avenue.
- o Existing mobile homes located along Talbert Avenue experience noise levels just greater than 65 CNEL. Existing mobile homes along Bushard Street experience noise just less than 65 CNEL.
- o Hospital land uses located at the corner of Warner Avenue and Euclid Street and at the corner of Talbert Avenue and Brookhurst Street experience noise levels in excess of 65 CNEL.



- o Fountain Valley High School and the McDowell Elementary School experience noise levels in excess of 70 CNEL. Existing schools located along Newhope Street between Slater Avenue and Edinger Avenue and along Slater Avenue, Bushard Street and Ellis Avenue experience noise levels ranging between 60 and 65 CNEL.
- o Parts of Mile Square Park and other parts along the I-405 experience noise levels in excess of 65 CNEL. Los Alamos Park, which is adjacent to the I-405 experiences traffic noise levels in excess of 70 CNEL. Most other parks throughout the City experience noise between 60 and 65 CNEL.
- o Most of the existing churches located throughout the City are along major arterials and experience noise levels greater than 65 CNEL. Two existing church sites are located adjacent to I-40 and experience noise levels in excess of 70 CNEL.

#### **4.5.2 IMPACTS**

Noise impacts are discussed in detail in the Noise Element of the General Plan, Volume II, Section 7.3.

Future traffic noise levels were computed with the FHWA Highway Traffic Noise Prediction Model, using projected traffic volumes from the Fountain Valley General Plan Traffic Analysis by Austin-Foust Associates dated April 2, 1992. Based on future traffic levels, the areas of the City that will experience increased future noise levels are along I-405 and along other major roadways throughout the City.

Future buildout traffic noise will be greater without the Newhope Extension from Talbert Avenue to Euclid Street along the following roadway segments: Euclid Street between Ellis Avenue and McFadden Boulevard; Newhope Street between MacArthur Boulevard and Edinger Avenue and Harbor Boulevard between Warner Avenue and McFadden Boulevard.

Commercial and industrial land uses along I-405 will experience unmitigated noise levels up to 75 CNEL and are considered "normally compatible." Other industrial or commercial land uses located along major roadways throughout the City will be exposed to noise levels up to 70 CNEL which is "normally compatible."

Existing residences along Garfield Avenue, Ellis Avenue, Talbert Avenue, Slater Avenue, Warner Avenue, Edinger Avenue, Magnolia Street, Bushard Street, Brookhurst Street, Ward Street, Euclid Street, Newhope Street and Harbor Boulevard experience unmitigated traffic noise levels up to 70 CNEL which is considered "normally incompatible."

The Fountain Valley High School will experience worst-case traffic noise levels up to 75 CNEL, which is considered "normally incompatible." Schools located along Newhope Street, between Slater Avenue and Edinger Avenue and along Slater Avenue, Bushard Street and Ellis Avenue generally will experience worst-case traffic noise levels between just above 60 CNEL to greater than 65 CNEL. School uses exposed to greater than 60 CNEL are considered normally incompatible. No other impacts are anticipated.

The parks in the City will experience traffic noise levels ranging from less than 60 CNEL to greater than 65 CNEL except for Mile Square Park and along I-405. Parts of Mile Square Park will experience traffic noise levels in excess of 65 CNEL which is considered "normally incompatible." Los Alamos Park (adjacent to I-405) will experience traffic noise levels greater than 65 CNEL and are considered "normally incompatible." No other impacts are anticipated.

Most of the existing churches throughout the City are located along major arterials and will experience worst-case traffic noise levels up to 70 CNEL which is "normally incompatible." Two existing church sites adjacent to I-405 will experience noise levels up to 75 CNEL which is considered "normally incompatible."

A number of school sites will be converted to residential uses. Construction noise associated with these development projects could impact adjacent residences on a short-term basis. In addition, redevelopment is planned for much of the southeastern side of the City. Construction noise related to development of this area could potentially impact residences in this area.

#### **4.5.3 MITIGATION MEASURES**

Implementation of the General Plan policies identified as Implementation Plan strategies in Volume IV (Section 7.1), will ensure that exterior and interior noise standards presented in Figure 7-8 in Volume II are met, and will reduce potential impacts associated with noise to a level of insignificance.

#### **4.5.4 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Significant adverse impacts are not anticipated.

## **4.6 GEOLOGY/SOILS**

### **4.6.1 EXISTING CONDITIONS**

#### **Background**

Virtually all of the City of Fountain Valley is within the 100-year (Zone A) flood plain of the Santa Ana River. The City of Fountain has historically experienced flooding from the Santa Ana River. These historic flood waters carried sedimentary soil and materials which were deposited in the Fountain Valley flood plain and enriched the land making it suitable for farming. Most of the soils found in the City of Fountain Valley are alluvial soils which have been deposited by historic flood waters of the Santa Ana River. Soil types range from those with poor drainage to those that are extremely drained. All soils within the City are good for crops and are also recommended for urban development.

#### **Soils**

Soil types found within the City are shown in **Figure 4.6-1, Existing Soils** and the characteristics of each, described below.

#### **Hueneme Series**

The Hueneme series consists of poorly drained soils on alluvial fans and floodplains. These soils are formed in mixed alluvium. Slopes are generally 0 to 2 percent. The vegetation typically found on these soils consists of; annual grasses, mustard, and other plants that require moisture.

In a typical profile, the surface layer is light brownish gray, and consists of a fine sandy loam usually 27 inches thick. The underlying material is stratified, consisting of a light gray and light brownish gray loamy sand, silt loam, loamy fine sand, fine sandy loam, and silty clay loam; it extends to a depth of 60 inches or more. The soil is moderately alkaline throughout and is calcareous in all but the loamy fine sand horizon. Permeability is moderately rapid. Hueneme soils are used for row crops, field crops, and urban development.

#### **Metz Series**

The Metz series consists of somewhat excessively drained soils on floodplains and alluvial fans. These soils are usually formed in mixed alluvium on slopes which are 0 to 5 percent. The vegetation typically found on these soils are annual grasses and forbs.



In a typical profile the surface layer is pale brown and brown loamy sand, usually 17 inches thick. The underlying material is stratified consisting of a pale brown and very pale brown loamy sand, sandy loam, and very fine sandy loam, which extends to a depth of 63 inches or more. These soils are moderately alkaline and calcareous throughout, and are moderately permeable.

Metz soils are used for row crops, field crops and urban development.

### **Bolsa Series**

The Bolsa soils series consists of somewhat poorly drained soils on alluvial fans. These soils are typically formed in mixed alluvium on slopes of 0 to 2 percent. Typical vegetation on Bolsa Series soils are annual grasses and forbs.

Typically, the surface layer is a light brownish gray silt loam which is 12 inches thick. The upper 17 inches of underlying material is light brownish gray silt with some very faint mottles. It is light brownish gray silty clay loam with common reddish yellow mottles to a depth of 65 inches or more. The soil is moderately alkaline throughout and calcareous to a depth of 49 inches, and is moderately slowly permeable.

Bolsa soils are used for row crops, field crops, and urban development.

### **Omni Series**

The Omni series consists of poorly drained soils on floodplains and in basins. These soils are also usually formed in mixed alluvium on slopes of 0 to 2 percent. Similar to the Hueneme Series, vegetation usually found on these soils consist of annual grasses, mustard and other plants that require moisture.

In a typical profile of the Omni series, the surface layer is gray clay 17 inches thick. The subsoil is light gray clay, with prominent olive brown mottles, 33 inches thick. Below the surface layer is a buried dark gray, mottle clay that extends to a depth of 60 inches or more. The soil is moderately alkaline and calcareous throughout. The Omni soil series is slowly permeable.

Omni soils are used for row crops, field crops, and urban development.





### **Myford Series**

The Myford soil series consists of moderately well drained soils on marine terraces. The soils are formed in sandy sediments on slopes ranging from 0 to 30 percent. Vegetation on Myford soils are generally annual grasses and forbs, as well as scattered low growing brush.

In a typical profile the surface layer is a pale brown and pinkish gray, medium acid sandy loam 4 inches thick. The subsurface layer is a pinkish gray, medium acid sandy loam and usually 8 inches thick. The upper 6 inches of the subsoil is brown, medium acid sandy clay; the next 17 inches is brown, neutral and moderately alkaline sandy clay loam; and the lower 36 inches is light brown, calcareous sandy clay loam and sandy loam. The substratum is very pale brown slightly acid sandy loam to a depth of 79 inches or more. This soil is very slowly permeable.

Myford soils are used for citrus, pasture, range, barley, and urban development.

### **Chino Series**

The Chino series consists of somewhat poorly drained soils on alluvial fans. These soils are typically formed in sedimentary alluvium on slopes of 0 to 2 percent. The most common vegetation found on these soils are annual grasses and forbs.

Typically, the surface is 24 inches thick and consists of gray silty loam, the underlying material is grayish brown, gray, and light gray silt clay loam in places mottled with light brownish gray. It is 23 inches thick over light gray sandy clay loam, which extends to a depth of 60 inches or more. The soil is moderately alkaline and calcareous throughout. The Chino series is moderately slowly permeable, with the available water capacity between 9.5 to 13.0 inches.

Chino soils are used for row crops, field crops, and urban development.

### **Earthquake and Hazards**

Fountain Valley, like most cities in California, is located in a seismicity active region. It can be expected, therefore, that significant seismic event will affect the planning area. The timing and magnitude of such an event cannot be predicted, although planning efforts for emergency response must be based on the certainty of such an event.



Abrupt movements along faults are the cause of earthquakes. These movements can result in both primary and secondary hazards. Primary hazards result directly from ground motion and include ground rupture along the trace of the fault and ground shaking. Secondary hazards result from the interaction of the shaking and existing ground instabilities. They include settlement, landslides, and liquefaction (a sudden loss of strength in water-saturated sediments).

Fountain Valley is fortunate not to have any faults in the immediate vicinity although liquefaction could cause a major threat to the area should a significant seismic event occur.

Earthquake shaking at a particular site is a function of both distance to the fault and site geology. The majority of the Fountain Valley planning area has been classified in terms of intensity as an 8 on the Rossi-Forel Intensity Scale of 1 to 10; 10 being most likely to suffer surface fault rupture, liquefaction and settlement due to high content of groundwater.

### **Area Faults**

In the last 60 years, the vicinity around Fountain Valley has experienced fifteen earthquakes ranging from 4.5 to 6.5 magnitude. Most of these events have been attributed to the two faults located nearest to the planning area; the Newport-Inglewood Fault, the Whittier-Elsinore Fault, as shown on Figure 6-2 of Volume II the General Plan Update.

Other faults outside the county could cause significant damage in Fountain Valley as well. Faults located in the 50 mile radius of Fountain Valley are the San Andreas, San Jacinto, Norwalk, Malibu-Coast-Raymond, Palos Verde, San Gabriel and Sierra Madre-Santa-Susana-Cucamonga faults. Any fault located within a fifty-mile radius is considered noteworthy and should be considered as a potential hazard that could cause minor moderate damage depending on the magnitude.

Regional ground acceleration relative to intensities of damage can be highly variable due to site specific foundation characteristics and building design, however, peak ground acceleration may contribute to more cumulative damage than repeated cycles of less intense shaking.

### **Alquist-Priolo Special Studies Zones**

This Act was established in 1972 to prohibit the location of most structures for human occupancy across the traces of the active faults within a Special Studies Zone, thereby minimizing the hazard of fault rupture for future occupants of the area. The

boundaries extend approximately 500 feet away from major active faults and about 200 to 300 feet away from well defined minor faults.

Fountain Valley does not have known faults extending within its boundaries, nor are there any Special Studies Zones located within the City.

### **Liquefaction**

Liquefaction is a process whereby strong earthquake shaking causes sediment layers that are saturated with groundwater to lose strength and behave as a fluid. This subsurface process can lead to near-surface or surface ground failure that can result in property damage and structural failure. During the earthquake, seismic waves travel through the earth and vibrate or shake the ground. In cohesionless granular material having low relative density, the vibration can disturb the particle framework leading to increased compaction of the material and reduction of pore space between the grains. Continued shaking and reduction of pore space weakens the bearing strength of soils and can change soil from a solid to a liquefied state. This mechanical transformation can cause various kinds of ground failure at or near the surface. Liquefaction of subsurface water saturated sediment does not always cause surface ground failures.

Ground saturation of sediments is required in order for earthquake induced liquefaction to occur. Ground water depth within ten feet of the surface can cause the highest liquefaction susceptibility. Groundwater ten to thirty feet below the surface can create a moderately high to moderate susceptibility. Groundwater thirty to fifty feet deep can create a moderate to low susceptibility.

Groundwater in Fountain Valley is less than ten feet below the surface. Liquefaction in Fountain Valley has a very high potential.

### **Seismic Seiches**

Seismic seiches are waves which can occur in a body of water as a result of seismic shaking. Seiching has been known to occur within storage tanks located near a fault, as it did in the 1971 San Fernando earthquake. Fountain Valley has a large waste water treatment facility located within its city limits that has a high probability of being damaged and/or shutdown. In addition there are five (5) waste water pipelines that run to and from this treatment facility.

#### **4.6.2        IMPACTS**

##### **Soil Erosion**

Implementation of the City of Fountain Valley General Plan Update may increase soil erosion. Future improvements will require disruption of surface soils and could facilitate increased erosion at certain locations. Soil erosion impacts are discussed in **Volume II, Section 5.3**. Soil management techniques can be implemented to reduce impacts to a level of insignificance.

##### **Earthquake and Seismic Hazards**

As with all of California, future development and redevelopment associated with the General Plan Update will be subject to ground shaking related to earthquakes. Secondary impacts from ground shaking include liquefaction and seismic seiches. Liquefaction potential is based on soil type and presence of high groundwater. This is discussed in **Volume II, Section 6.2**.

The existing City wastewater treatment facility could be structurally damaged or involve hazardous waste contamination as a result of seismic seiches (earthquake-related waves). Seismic seiching is discussed in **Volume II, Section 6.2**.

Implementation of the General Plan Update includes a program to rehabilitate seismically vulnerable structures throughout the City. This is a positive impact.

#### **4.6.3        MITIGATION MEASURES**

Implementation of General Plan policies identified as Implementation Plan strategies in **Volume IV** (Sections 5.3 and 6.2) related to soil management earthquakes and seismic hazards will reduce potential impacts to a level of insignificance.

#### **4.6.4        LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Significant adverse impacts are not anticipated.



## **4.7 HYDROLOGY/WATER SUPPLY**

### **4.7.1 EXISTING CONDITIONS**

#### **Flooding**

Virtually all of the City is within the 100 year floodplain, or Zone A, with a small portion of the City on the western edge, within the 500 year floodplain, or Zone B, as shown in Volume II, Section 6.3 Flooding, Figure 6-4.

The Santa Ana River, which carries runoff from large portions of Orange, Riverside, and San Bernardino Counties, provides the greatest flood hazard potential for Fountain Valley. Areas directly adjacent to the Santa Ana River may be expected to be flooded by water ranging from 1 to 3 feet in depth in the event of a 100-year storm.

The Army Corps of engineers has prepared a plan for upstream improvements on Santa Ana River which will reduce the flood hazard in Fountain Valley.

#### **Underground Water Supply**

Four major groundwater basins are located in Orange County. The Lower Santa Ana, La Habra, Aliso, and San Juan units. Of these, the Lower Santa Ana Basin is by far the most important as a source of water supply. Under full storage, the basin is estimated to contain 15.8 million acre-feet (AF) of fresh water, with about 1.5 million AF believed to be usable for water supply purposes.

Fountain Valley derives 70% of its water from local groundwater sources. The City has six wells and two more are proposed to be built. One of the existing six wells is not used anymore and has been established as a historical well site.

None of the City's wells have been affected by earthquakes, pollution, chemicals, lack of proper technology, industrial or commercial use or agriculture. There is ongoing replacement and maintenance of pipes to prevent age deterioration. The City adds chlorine, which kills iron bacteria that might accumulate in water lines. The City also has a routine program which utilizes sterilizing chemicals to kill bacteria.

#### **Water Conservation**

California is currently experiencing its fifth year of drought. Fountain Valley has not had to cut back, however, the City Council adopted a Water Conservation Ordinance on August, 1990. The Council adoption of this ordinance provides methods of



reducing the demand for water when a drought occurs.

The City has an agreement with the Orange County Water District which will provide reclaimed water for irrigating large turf areas. Reclaimed water will conserve about 800 AF of potable water per year. In addition, the City's use of Green Acres Project reclaimed water, once it becomes available, will ease the demand for potable water. Green Acres Project reclaimed water will be used to irrigate large landscaped areas, such as parks, golf courses, and freeway abutments.

### **Water Quality**

The quality and safety of drinking water in the United States is regulated by federal government through the Environmental Protection Agency (USEPA). In California, those standards are enforced by the California Department of Health and Services (DHS). The City of Fountain Valley takes many precautions to ensure high quality of water to all of its consumers, including conducting several thousand tests on City water every year. Fountain Valley water continues to pass these strict water quality requirements with ease and meets or exceeds all State and federal standards for drinking water quality.

The Metropolitan Water District of Southern California operates several filtration plants to treat both the Colorado River and the State Water Project water supplies. The two Metropolitan treatment plants that serve Orange County are the Weymouth and Diemer Plants. They are financed by consumers. Both plants sustain constant ongoing maintenance to assure adequate operation.

Groundwater is known as the better source for water with better quality. As mentioned previously, Fountain Valley derives 70% of its water from local groundwater sources. Imported water, such as water from Northern California, typically have higher total dissolved solids and higher organics. However, this would not effect Fountain Valley's water because all of the imported water arrives to the City already blended and treated by either the Weymouth or Diemer Treatment Plants (this imported water is also tested regularly). All test results indicate that the water supplied to the Fountain Valley consumer is of excellent quality.

### **4.7.2 IMPACTS**

Hydrology impacts are discussed in Volume II, Section 6.3 Flooding.

Flooding is a potential hazard throughout the City without proper mitigation.

As indicated in Volume II, Section 6.3, implementation of the revised Public Safety Element will provide policies necessary to decrease flood hazards throughout the City. These policies will aid in the reduction of flooding hazards through siting and development standards, cooperation with other agencies, and public awareness.

#### **4.7.3        MITIGATION MEASURES**

Implementation of General Plan policies identified as Implementation Plan Strategies in Volume IV (Section 6.3) relating to flooding will reduce potential impacts to a level of insignificance.

#### **4.7.4        LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Significant adverse impacts are not anticipated.

## 4.8 AIR QUALITY

### 4.8.1 EXISTING CONDITIONS

The air quality in Orange County, and specifically Fountain Valley results from a complex combination of local and regional air flow patterns and emission sources.

Ambient air quality is described in terms of compliance with State and federal standards. A summary of annual air quality data from Area 18, North Coastal Area Air Quality Monitoring Station, is provided in Table 4.8-1. Ambient air quality standards (AAQS) are the levels of air pollutant concentration considered safe to protect the public health and welfare. They are designed to protect people most sensitive to respiratory distress, such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. National AAQS were established by the U.S. Environmental Protection Agency (EPA) in 1971 for six air pollution constituents. States have the option to add other pollutants, to require more stringent compliance, or to include different exposure periods.

Air pollution is a major concern because of the widespread public health hazards and property damage characteristics attributed to certain contaminants. It is also a regional problem which does not respect jurisdictional boundaries. Fountain Valley must recognize its place as both a generator and receptor of a portion of the region's air pollution.

California's major air pollution problem is oxidant, a "secondary" pollutant which is formed by the reaction of sunlight with other "primary" pollutants. Climatic conditions such as wind and temperature inversions greatly affect the concentration and distribution of pollutants, Fountain Valley is fortunate in that the prevailing on-shore winds tend to blow pollution away from the City.

As is the case throughout the air basin, Fountain Valley's air quality is dominated by mobile source emissions, primarily automobile and truck traffic on freeways.

The most severe air pollution problem occurs adjacent to the San Diego Freeway (I-405). These areas along the freeway are subjected to high concentration of carbon monoxide pollution. Typically, the most serious air pollution episodes occur in the late night or early morning hours when the winds have shifted and are blowing inland pollution back towards the ocean through the City. In these cases, high pollution levels can be expected to be evenly distributed throughout the City.



**Table 4.8-1**  
**Ambient Air Quality Standards and Measurements**  
**Monitor 18, 1990 Air Quality**

Pollutant	Averaging Time	California Standards		National Standards		
		Concentration	No. of Days Exceeded	Primary	Secondary	No. of Days Exceeded
Ozone	1 Hour	0.09 ppm (180 ug/m3)	12	0.12 ppm (235 ug/m3)	Same as Primary Std.	3
Carbon Monoxide	8 Hour	9.0 ppm (10 mg/m3)	5	9.0 ppm (10 mg/m3)	Same as Primary Stds.	4
	1 Hour	20 ppm (23 mg/m3)	0	35 ppm (40 mg/m3)		0
Nitrogen Dioxide	Annual Average	-	-	0.053 ppm (100 ug/m3)	Same as Primary Std.	-
	1 Hour	0.25 ppm (470 ug/m3)	0	-		0
Sulfur Dioxide	Annual Average	-	-	80 ug/m3 (0.03 ppm)	-	-
	24 Hour	0.05 ppm (131 ug/m3)	0	365 ug/m3 (0.14 ppm)	-	0
	3 Hour	-	-	-	1300 ug/m3 (0.5 ppm)	-
	1 Hour	0.25 ppm (655 ug/m3)	0	-	-	-
Suspended Particulate Matter (PM <sub>10</sub> )	Annual Geometric Mean	30 ug/m3	Not Measured	-	-	Not Measured
	24 Hour	50 ug/m3		150 ug/m3	Same as Primary Stds.	Not Measured
	Annual Arithmetic Mean	-		50 ug/m3		
Sulfates	24 Hour	25 ug/m3	Not Measured	-	-	Not Measured
Lead	30 Day Average	1.5 ug/m3	Not Measured	-	-	Not Measured
	Calendar Quarter	-		1.5 ug/m3	Same as Primary Std.	
Hydrogen Sulfide	1 Hour	0.03 ppm (42 ug/m3)	-	-	-	-
Vinyl Chloride (chloroethene)	24 Hour	0.010 ppm (26 ug/m3)	-	-	-	-
Visibility Reducing Particles	1 Observation	In sufficient amount to reduce the prevailing visibility to less than 10 miles when the relative humidity is less than 70%.		-	-	-
Applicable Only in the Lake Tahoe Air Basin						
Carbon Monoxide	8 Hour	6 ppm (7 mg/m3)		-	-	-
Visibility Reducing Particles	1 Observation	In sufficient amount to reduce the prevailing visibility to less than 30 miles when the relative humidity is less than 70%.		-	-	-





In addition, the South Coast Air Quality Management District (SCAQMD) identified two "toxic hot spots" within the City. These companies have been identified because of the amount and potency of the toxins they release and the areas in which they are located, these companies include Newport Adhesive and Composites at 17390 Mt. Cliffwood Circle, and the Orange County Sanitation District Plant No. 1 at 10844 Ellis Avenue. These companies may pose a potential health risk and have 150 days to submit a risk assessment to determine what, if any, health risk exist to surrounding communities.

### **Air Quality Management Plan (AQMP)**

The continued violation of Federal Ozone Standards requires that regional planning and air pollution control agencies prepare a regional AQMP as part of the State Implementation Plan.

With the expiration of the Federal Clean Air Act in 1987, the EPA developed a set of administrative guidelines for a post '87 planning program. The South Coast AQMD and SCAG prepared a new plan consistent with these guidelines which was passed by the governing boards of both agencies in 1989.

The AQMP was prepared by SCAG and the SCAQMD. The AQMP is implemented by local governments. The AQMP is a guidance document that contains a menu of implementation options for local governments. The AQMP provides minimum implementation criteria and control measures for strategies to reduce pollutant emissions. Most pollutant emissions are from transportation (mobile) sources. In this regard, the AQMP provides a basis for assessment of consolidated vehicle trips/vehicle miles traveled (VMT) reduction strategy for transportation control measures. Local governments can implement a variety of land use strategies to reduce VMT. Reduction Strategies include compact development, transit-oriented mixed use development, urban development boundaries, developer incentives and pedestrian facilities. Under this program, the District's comments remain advisory to the lead agency and local governments. The lead agency retains its land use decision making authority.

The 1991 AQMP is not consistent with the land uses in the City's General Plan Update. These conflicts will be resolved with subsequent AQMP updates.

In general, the 1991 AQMP includes three tiers of strategies which are intended to provide a complete plan to reduce emissions in order to achieve clean air within mandated federal and state time frames for the South Coast Air Basin. The AQMP includes Tier I Control Measures, Tier II Control Targets and Tier III Control Goals.

Even with full implementation of known technology (Tier I of the AQMP), a large portion of additional future reductions will be needed from emerging technologies (Tier II) and as yet unknown technologies (Tier III) if the basin is to ever attain the clean air

standard for photochemical smog.

A new Federal Clean Air Act was adopted in 1990. The 1990 amendments require submittal of a new State Implementation Plan (SIP) in 1993. Because of the significantly elevated ozone levels in Southern California, the basin will have 20 years to achieve fully healthful air quality consistent with the CA which also requires a 5% annual improvement. Because of the similar schedule between federal and State air quality regulations, the 1991 AQMP is expected to be substantially adopted intact as meeting the 1993 federal planning requirements.

### **Attainment Status**

The Air Resources Board (ARB) is required to designate areas of the state as attainment, nonattainment, or unclassified for any state standard. An attainment designation for an area signifies that pollutant concentrations did not violate the standard for that pollutant in that area. A nonattainment designation indicates that a pollutant concentration violated the standard at least once, excluding those occasions when a violation was caused by an exceptional event, as defined in the criteria.

The South Coast Air Basin (SCAB) of which Fountain Valley is a part is designated nonattainment for several pollutants listed as follows: Ozone, Carbon Monoxide, Nitrogen Dioxide, Total Suspended Particulates (PM10), Sulfur Dioxide and Lead.

### **4.8.2 IMPACTS**

The implementation of the General Plan will generate additional mobile and point source emissions related to increases in the population, employment, and commercial growth and will result in increased air pollutant emissions beyond the existing levels. Emissions will be principally from mobile sources (automobiles).



#### **4.8.3 MITIGATION MEASURES**

Implementation of General Plan policies identified as Implementation Plan Strategies in **Volume IV** (Section 8.1) relating to air quality will reduce potential impacts. These policies address the need for coordination with other jurisdictions, achievement of conformance with plans to reduce pollution, promotion of alternative modes of transportation and reduction of energy consumption, together with mitigation measures will reduce potential impacts to a level of insignificance.

The following mitigation measures, will reduce potential impacts related to air quality to a level of insignificance:

4. Future development, redevelopment and in-fill projects within the City will be reviewed for conformance with General Plan policies relating to air quality and emissions reductions strategies of the AQMP, Growth Management Plan, Congestion Management Plan, and other state and regional plans aimed at reducing traffic.

#### **4.8.4 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Significant unavoidable adverse impacts are not anticipated.

## 4.9 POPULATION/HOUSING/EMPLOYMENT

### 4.9.1 EXISTING CONDITIONS<sup>2</sup>

This section of the EIR is based on the information contained in the Housing Element and in the Fountain Valley State of the Economy Report.

The consulting firm of Castaneda and Associates has prepared the Housing Element of the General Plan, it is currently being reviewed at the State level for adequacy. Urban Research Associates (URA), examines the status of the current economy in Fountain Valley and describes employment. The entire URA State of the Economy report is attached as Appendix D.

### POPULATION

The City of Fountain Valley and Orange County as a whole have experienced rapid population growth historically. This growth was facilitated by construction of a major freeway network and the gradual migration of large-scale employers into Orange County. From 1970-1980, Orange County was the primary population growth center within the six-County SCAG region. Current regional population projections suggest however, that the outlying Counties of Riverside and San Bernardino will experience the fastest pace of population growth over the next 20 to 25 years. In 1990, the SCAG Region had an estimated population of 14,640,837. This is expected to increase by 20 percent to 18,256,228 by the year 2010. <sup>3</sup>

From 1960 to 1970, the City of Fountain Valley grew by approximately 28,392 residents, representing an average annual growth rate of approximately 32 percent per year, as illustrated in Figure 4.9-1, Fountain Valley Population 1957-1990. During this period, the population grew from 2,068 people to approximately 30,450. This tremendous growth comes from the residential growth which incurred as farmlands became too valuable to farm and were subdivided and built out. The same took place in the 70's as the population trends per year from 1980 to 1989.

As of January 1990, the City had an estimated population of about 53,691 persons. SCAG's population projection in Fountain Valley indicates a population of 61,400 persons by the year 2010 for an increase of 5,000 in the next 20 years.

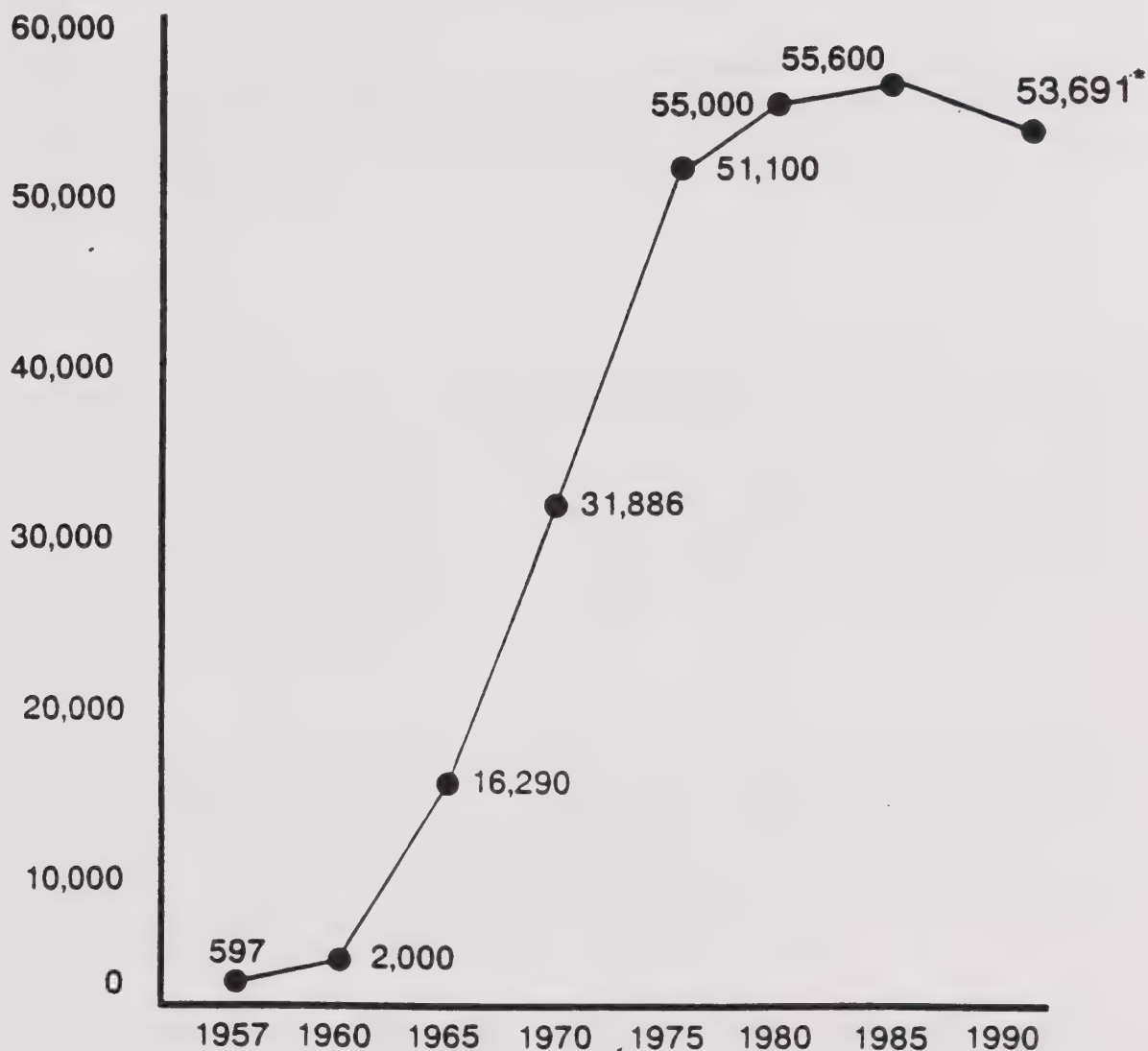
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2. Volume I, Existing Conditions Synthesis Report Fountain Valley General Plan update.

3. Telecon, Javier Mirjares, SCAG, 5/14/92.)



# Fountain Valley Population 1957 - 1990



Source: California Department of Finance

\*SOURCE: 1990 Census

Figure 4.9-1

## Fountain Valley—General Plan Update





**TABLE 4.9-1**  
**CITY OF FOUNTAIN VALLEY: POPULATION TRENDS - 1980 to 1990**

<u>Year</u>	<u>Population</u>
1980	55,074
1981	54,905
1982	55,000
1983	55,100
1984	55,300
1985	55,600
1986	55,300
1987	55,600
1988	55,700
1989	56,108
1990*	53,691

Source: U.S. Census of Population and Housing, April 1980 State Department of Finance, Population Research Unit, Annual Population Estimates for 1981 through 1990, (as of January 1 each year)

In relation to four of Fountain Valley's neighboring Cities, Costa Mesa, Huntington Beach, Santa Ana and Westminster, growth has been slightly slower for the City of Fountain Valley as is depicted in Figure 4.9-2.

\*Source: U.S. Census of Population and Housing, 1990.



## Fountain Valley and Surrounding Cities Population Growth 1980 - 1990

CITY	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990*
Fountain Valley	55,080	54,900	55,100	55,100	55,300	55,600	55,300	55,600	55,800	56,100	53,691
Costa Mesa	82,562	83,800	85,100	86,100	86,400	87,000	88,400	89,900	92,200	93,200	96,357
Garden Grove	123,307	126,200	127,100	128,800	130,300	131,700	133,200	134,200	134,200	134,700	143,050
Huntington Beach	170,505	174,200	177,100	179,706	180,800	181,900	184,900	186,900	187,600	188,600	181,519
Santa Ana	204,023	207,800	214,200	218,100	222,100	224,000	226,500	227,500	231,200	237,200	293,742
Westminster	71,133	71,600	72,000	72,500	73,000	72,900	73,200	73,400	73,700	73,300	78,118

SOURCE: California Department of Finance  
5-30-90

\*SOURCE: 1990 Census

Figure 4.9-2

# Fountain Valley—General Plan Update







## HOUSING

### Quantification of Existing Housing Needs

Section 65583 (a)(1) of the Government Code requires a quantification of a locality's existing housing needs. Pursuant to State law, SCAG is the regional planning agency delegated the responsibility for estimating the existing needs, in quantifiable terms, for the cities in the six county area encompassed by Ventura, Los Angeles, San Bernardino, Riverside, Orange, and Imperial Counties. These estimates and projections are included in the 1988 Regional Housing Needs Assessment (RHNA).

The 1988 Regional Housing Needs Assessment (RHNA) is one of four plans issued by SCAG, which create a management system for dealing with regional growth. The State Housing Element Law requires SCAG to identify regional housing needs every five years. The Growth Management Plan (GMP) identifies the degree of growth expected and the patterns of land use, job development and population that will result by 2010. The RHNA determines the housing need that local jurisdictions should plan for in their General Plan Housing Elements based on the regional GMP and its reflection of a regional allocation of new housing sources. The GMP incorporates Jobs/Housing Balance policy that reduces future community needs by making it possible for more people to live closer to their jobs.

The RHNA identifies both "Existing" and "Future" need on a regional level and then allocates this need by the city and county jurisdictions according to income bracket. The RHNA establishes goals for the City of Fountain Valley in terms of the number of low, moderate and high income units that would need to be developed during each five-year increment. According to the RHNA, the City of Fountain Valley would need to provide a total of 692 additional units between 1989 and 1994 to meet future housing needs (This total is adjusted for population growth and demolitions).<sup>4</sup>

The RHNA defines existing needs as the number of residents with lower income households paying 30% or more of their income for housing. According to the RHNA, there are 1,371 resident lower income households paying 30% or more of their income on housing costs. This number equals 7.9% of Fountain Valley's total resident households.

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4. Southern California Association of Governments, Revised Regional Housing Needs Assessment, December 1988.

The Housing Element of the General Plan prepared by Castaneda and Associates includes advisory regional housing needs allocation at the request of the State of California Housing and Community Development Department as follows:<sup>5</sup>

<u>Household Income Group</u>	<u>Number of Housing Units</u>
Very Low	89
Low	97
Moderate	150
High	<u>372</u>
TOTAL	708

Currently, there is insufficient supply of land in the City of Fountain Valley to accommodate the need for new housing as projected by SCAG. This is discussed in detail in the Fountain Valley Housing Element. The City plans to redevelop a number of underutilized school sites and commercial sites for residential land uses. Considering all vacant and underutilized properties planned for redevelopment to residential uses the City will not be able to accommodate the RHNA "future" needs for housing.

### **Housing Characteristics**

As of January 1990, Fountain Valley had a housing stock comprised of 18,012 dwelling units and a population of 53,691. About 80% of the City's housing units are single-family dwelling; the complete breakdown is listed below in Table 4.9-2.

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5. Letter from Thomas B. Cook, Deputy Director, California Housing and Community Development Department, June 10, 1991.



**TABLE 4.9-2****COMPOSITION OF THE HOUSING STOCK: JANUARY 1990**

<b><u>Housing Type</u></b>	<b><u>Number</u></b>	<b><u>Percent</u></b>
Single-Family		
Detached	12,538	69.9%
Attached	1,740	9.7%
Multi-Family		
2 to 4	676	3.8%
5+	2,716	15.8%
Mobile Homes	<u>342</u>	<u>1.8%</u>
<b>TOTAL</b>	<b>18,012</b>	<b>100.0%</b>

Source: State Department of Finance, Housing Unit Estimates, January 1, 1990.

**Overcrowded Households**

Overcrowding is defined as housing units with 1.01 or more persons per room. In 1980, there were 411 households residing in Fountain Valley in overcrowded conditions. An estimated 2.5% of all the City's households were overcrowded in 1980. Between 1970 and 1980, the percentage of overcrowded households declined from 5% to 2.5%. Based on these trends it appears that the extent of overcrowding may not have numerically increased during the last decade.

**Housing Stock Conditions**

One aspect of the housing characteristics analysis is an evaluation of the condition of existing housing. Fountain Valley's housing stock is primarily in good to superior condition. According to the Housing Assistance Plan, the definitions of "substandard" and "substandard suitable for rehabilitation" are as follows:

- o Substandard: Any unit which does not meet or exceed existing Section 8 Housing Quality Standard or local building codes, whichever are stricter.
- o Substandard Suitable for Rehabilitation: Units which are structurally sound and which may be rehabilitated at a cost not to exceed 90% of the projected market value after rehabilitation.

The most recent HAP estimates 188 substandard housing units are suitable for rehabilitation and five are not suitable for rehabilitation. Of the substandard housing, 71.5% is owner-occupied and 28.5% is renter-occupied. Most of the City's substandard housing is located in the Colonia Juarez and the Hellman Tract.

## EMPLOYMENT

In 1984, there were an estimated 17,671 jobs in Fountain Valley according to the estimates and projections of the Southern California Association of Governments. Fountain Valley has a variety of employment opportunities in both manufacturing and non-manufacturing firms. There are 70 manufacturing plants in Fountain Valley. Leading group classes of products are: electronics, scientific instruments, recreational vehicles and modular homes. Listed below in Table 4.9-3 and 4.9-4 are the major employers in the City. SCAG employment projections predict a growth of 5,732 jobs between 1990 and 2010. The major employment center of the City includes the industrial area bounded by Warner Avenue, Santa Ana River and San Diego Freeway.

**TABLE 4.9-3  
CITY OF FOUNTAIN VALLEY:  
MANUFACTURING EMPLOYMENT**

<u>Name of Company</u>	<u>Employment</u>	<u>Products</u>
Transport Dynamic Corp.	270	Air Conditioning Systems
Newport Research Corp.	360	Laboratory Equipment
Krause's Sofa Factory	450	Upholstered Goods
AST Research Corp.	500	Computers
Hyundai	381	Automotive
Sofa Factory	400	Upholstered Goods
Plastiflex	122	Industrial Tubing
McDonnell Douglas	<u>134</u>	Aerospace
	2,617	

Source: Fountain Valley Planning Department  
Community Economic Profile January 1990

**TABLE 4.9-4**  
**CITY OF FOUNTAIN VALLEY:**  
**NON-MANUFACTURING EMPLOYMENT**

<u>Name of Company</u>	<u>Employment</u>	<u>Products</u>
Home Base	110	Retail
Pacific Mutual	500	Life Insurance
FHP	1,492	Health Maintenance Organization
Safeco	550	Insurance
F.V. Community Hosp.	1,408	Hospital
Pace	180	Retail
Hughes Market	106	Grocery Store
Albertson	115	Grocery Store
Price Club	375	Retail Merchandise
Souplantation	98	Restaurant
Yellow Cab	191	Taxi Cabs
Star Real Estate	<u>110</u>	Real Estate
	5,235	

Source: Fountain Valley Planning Department  
Community Economic Profile, January 1990.

### **JOBS/HOUSING BALANCE**

State law requires cities to zone "sufficient vacant land for residential use...in relation to zoning for non-residential use..." Moreover, the State housing element, also requires that population and employment projections be considered by cities in estimated housing need.<sup>6</sup>

The Southern California Association of Governments has prepared three interdependent plans to redirect growth in Ventura, Los Angeles, Orange, Riverside, San Bernardino and Imperial Counties to alleviate traffic congestion and reduce air pollution. The three interrelated plans are: Growth Management (GMP); Regional Mobility (RMP); and Regional Housing Needs Assessment (RHNA).

Ideally, a jobs-housing balance is to be reached by the year 2010 at the sub-regional level in Southern California. SCAG has outlined 24-sub-regions and jobs-housing ratios for 1984 and 2010. These current and projected ratios are summarized in Table 4.9-5 which notes a jobs/housing balance of 1.44 for the Northwest Orange County sub-region within which Fountain Valley is located.

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6.State Government Code Section 76913.1

**TABLE 4.9-5  
JOBS/HOUSING BALANCE FOR SELECTED SUBREGIONS**

	<u>1984</u>	<u>2010</u>
Central Los Angeles	1.85	1.83
Santa Monica Bay	1.46	1.52
Northwest Orange County	1.34	1.44
Southeast Orange County	1.45	1.40
Long Beach/Downey	1.21	1.26
San Fernando Valley	1.28	1.26
Oxnard-Ventura	1.22	1.22

Fountain Valley's jobs to housing ratio was estimated to be 1.46 in 1987.<sup>7</sup>

#### **4.9.2        IMPACTS**

##### **HOUSING/POPULATION**

Impacts related to housing are discussed in detail in the Housing Element located in **Volume II, Section 9.0 Housing**.

The General Plan estimates that at "build-out" the City would accommodate 63,132 persons, based on a total of 20,365 dwelling units and using the census figure of 3.1 persons per dwelling. Given that Fountain Valley is virtually built-out already the increase in population and overall dwelling units would not significantly impact the City.

The implementation of the General Plan Update will include a 5 Year Housing Program contained in **Volume II, Section 9.0, Subsection VIII** to conserve/improve the housing stock, assist in the development of affordable housing, identify adequate housing sites, insure equal housing opportunity and assist in the removal of governmental constraints. The proposed General Plan Land Use Element could not meet SCAG's RHNA future needs assessment, even with redevelopment and conversion of underutilized sites to residential. This is considered an unavoidable adverse impact.

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7. Based on Southern California Association of Governments, Growth Management Plan, unpublished data files, November 1989.



## **EMPLOYMENT**

Impacts related to employment are discussed in **Volume II, Section 2.5 Economic Development**.

Implementation of the General Plan includes policies to enhance the City's economic base and business environment. Importance will be placed on fully addressing local market demands in the apparel, general merchandise, appliance and automotive sectors. This is a positive impact.

## **JOBS/HOUSING BALANCE**

A jobs/housing balance of 1.44 is projected by SCAG for the Northwest Orange County sub-region within which Fountain Valley is located. By the year 2010 the City of Fountain Valley is projected to have a ratio of 1.2 jobs per housing unit. Significant impacts will not occur based on SCAG's criteria for jobs/housing balance.

### **4.9.3 MITIGATION MEASURES**

Implementation of General Plan policies identified as Implementation Plan strategies in **Volume IV** (Sections 2.13, 2.14, 8.2) relating to population, employment, housing and jobs/housing balance will minimize potential impacts.

### **4.9.4 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Significant unavoidable adverse impacts are anticipated with regard to housing. No other significant impacts are anticipated.

## **4.10 PUBLIC SERVICES AND UTILITIES**

### **4.10.1 EXISTING CONDITIONS**

#### **WATER**

The City of Fountain Valley is served by the Fountain Valley Water District and supplemented by the Metropolitan Water District of Southern California MWD. The Fountain Valley Water District serves all the of the City and a small portion of Santa Ana on the east side of Fountain Valley. MWD is responsible for the massive system from the Colorado River that serves all of Southern California by means of an extensive aqueduct system and, is responsible for importing water derived from Northern California via the State Water Project.

When Fountain Valley was incorporated in 1957, a developer bought land within the first tract development and dedicated an existing well to the City. The Fountain Valley Water District was initiated the following year. That same year the City passed a bond act, which provided water lines within the City and the MWD connection. The MWD line is five miles long and 20 years old, and may require some improvements in the future. No upgrades have been made since 1983.<sup>8</sup>

#### **Water Supply and Demand**

Fountain Valley has a water supply of 12,450.6 acre foot per year. That is, the water produced for the period July 1, 1989 through June 30, 1990 covered 12,450.6 acres of land with one foot of water for one year.

The City is in the process of building two new wells which will provide a peak maximum flow capacity of 42.2 million gallons per day.

The daily per capita use of water in Fountain Valley is 200 gallons. Industrial water use is highly variable. Usually large industrial water consumers are motivated to use water efficiently. A large upsurge in consumption is indicative of a positive commercial/industrial growth.

The City has two five million gallon reservoirs. They are located in the southeast and southwest corners of the City, at 18460 Euclid Street and at Cordata Park, 9300 Tanager. Both are able to maintain their capacity.

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**8.City of Fountain Valley 1983 Master Plan Update for Water.**

Fountain Valley derives 70% of its water from local groundwater sources. In addition, the City has an agreement with the Orange County Water District which will provide reclaimed water for irrigating large turf areas. Other sources of water include the Colorado River and the State Water Project.

<u>No. of Units Consumed</u> <u>(1 Unit = 100 cu.ft.)</u>	<u>Rate</u> <u>Effective 9/1/90</u>
1 - 10	.79
11 - 100	.94
101 and above	.81

### **Fire Protection**

For fire protection the City has taken precautions of setting minimum requirements of the flow, pressure and duration of water. The requirements are as follows:

#### For sprinklered buildings

flow:	3,000 gpm
pressure:	65 psi
duration:	1-1/2 hours

#### For non-sprinklered buildings

flow:	5,000 gpm
pressure:	20 psi
duration:	3 hours

In addition to these minimum requirements for buildings, the City maintains 40% of its water in reserve in case of a fire emergency.

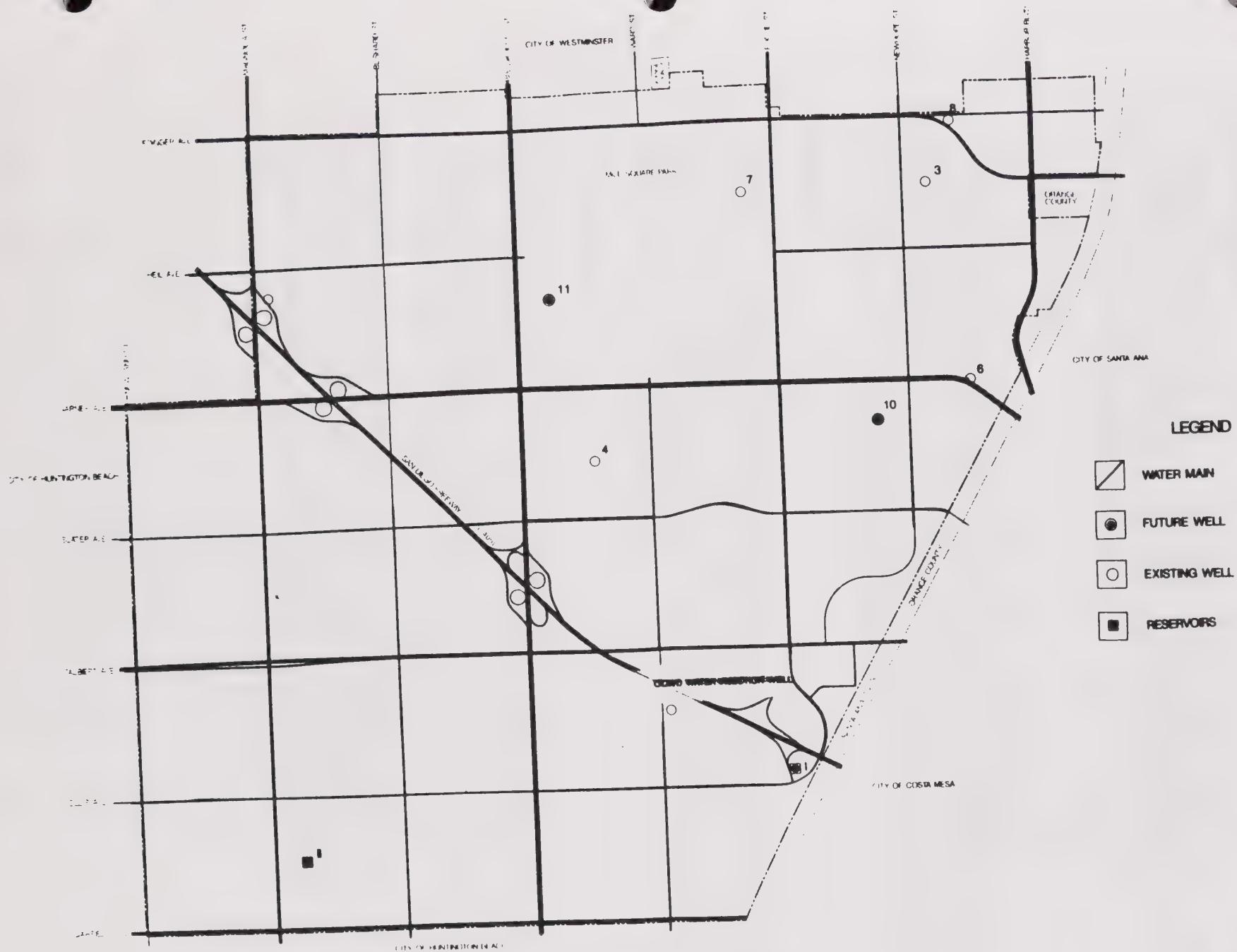
The Water Conservation Ordinance, adopted by City Council, would curtail some activities, if, during severe drought, the City Council declared a Stage 2 Water Watch, or Stage 3 Water Emergency.

### **Water Mains**

The water distribution system, as shown on **Figure 4.10-1**, forms a backbone grid of the City with 12 inch mains or larger. The water main sizes within individual neighborhoods (from these 12 inch mains) vary in size and include 6,8,10,12 and 16 inch mains. These water mains are sufficient for the City and no upgrades are proposed.







Existing Domestic Water System  
Fountain Valley—General Plan Update

Figure 4.10-1



## **Injection Wells**

Injection wells are located along Ellis Avenue and act as a barrier to salt water intrusion. The water table is lower than sea level so salt water intrusion becomes a problem for safe drinking water. The injection wells are filled by gravity with treated sewer water which will not mix with salt water.

## **Consumption Rates**

When new uses or upgrades are necessary, rates are established to provide for upgrades, which are funded through capital reserve. The rates for agricultural use and domestic use are the same. On January 16, 1990, the City Council approved Resolution 8346, which calls for a rate adjustment effective September 1 of each year (which will be consistent with the capital improvement plan for the previous fiscal year). Water rates are based on the amount consumed.

## **SEWER**

The City of Fountain Valley owns and maintains the sanitary sewer system distribution lines; this system provides sewer service to the entire City. The City does not have any unsewered areas. Designed as a gravity flow system, pipes were laid out to take advantage of the southwest slope of the City. The system terminates at the Orange County Sanitation Districts' treatment plant.

## **Collection System**

Sewer pipes, like streets, are sized according to their function in the overall system. The smallest pipes within the "local streets" of the sewer system, are called "laterals". Laterals lead to "sewer mains", the counterpart of "collector streets", and mains flow into "trunk lines", the "arterials" of the system, see Figure 4.10-2. Pipe sizes used in Fountain Valley vary from 8 inches to 18 inches in diameter.

The City's ongoing program of repairing and replacing troublesome parts of the system insures the longevity of this system. The system is fully adequate to serve Fountain Valley which is almost fully developed with only limited growth expected to occur, additional construction is not expected to create the need for further expansion to the system.







# Existing Sewer Collection System Fountain Valley—General Plan Update

Figure 4.10-2



Generally, the capacity of the sewer system is adequate to handle the demands of existing development within the City. Capacity can be strained, however, during wet weather when storm water enters the system. Although surface runoff of rainwater should be the job of Fountain Valley's storm drainage facilities, sometimes surface water can leak into the sanitary sewer system through manholes etc., which can significantly affect the capacities of the sewer lines. Fountain Valley has been successful in preventing these leaks, thereby, preserving the capacity of the existing system.

### **Pump Stations**

In a gravity system, sewage must be pumped uphill when the facility being served lies at a lower elevation than the receiving main to which it is linked. The City of Fountain Valley has only one pump station, at Ward Street and Talbert Avenue. The Heil/Harbor Pump Station, although located within the City of Fountain Valley, actually belongs to the Garden Grove Sanitation District.

### **Wastewater Treatment**

Fountain Valley is served by the Orange County Sanitation Districts' Treatment Plant. This plant serves the north portion of the County, that is, everything north of the Irvine Business Center. The system is adequate to serve this area.

The current capacity is 120 million gallons per day. The system is being upgraded to treat 240 million gallons per day.

It is a federal requirement to have a tertiary treatment of sanitary sewage. The Orange County Sanitation Districts' Treatment Plant complies with this requirement. The plant has also been able to meet the increasing stringency of federal standards for quality of wastewater treatment plants' effluents.

The plant is financed by taxes and user fees. These monies are used to pay for construction.

### **SOLID WASTE**

The California Integrated Waste Management Act of 1989, AB 939, requires the County to divert 25 percent of solid waste from its landfills by January 1, 1995 and 50 percent by the year 2000.

According to the provision of the Solid Waste Management and Resource Recovery Act of 1972, counties are required to prepare and implement a solid waste management plan (Government Code Sections 6670 et.seq.). Counties bear primary responsibility for the management of solid wastes. Part of the required management plan must identify a collection system for wastes, disposal and processing of wastes, and resource recovery systems. In April 1989, the County of Orange adopted the County Solid Waste Management Plan (CoSWMP). It currently handles 4.5 million tons of trash. The adoption of the plan requires that 50% of the cities and 50% of the population approve of the plan. The CoSWMP will soon be replaced by a County-Wide Integrated Waste Management Plan. By July 1, 1991, all cities were responsible for a Source and Reduction Plan.

The second aspect of the plan is the County-Wide Siting Study. This new plan will require cities to be more responsible for the trash generated in their area, as well as collection, disposal and processing, while the County will determine and manage disposal sites for the County.

The goals of the Orange County Solid Waste Management Plan, Final Draft, dated April 1989, are as follows:

- o Provide for solid waste facilities in a manner that will protect and enhance land use and environment.
- o Establish an economical and environmentally sound collection system for all County residents which responds to Orange County's long-term population and economic growth patterns.
- o The County's Waste Management Program or alternate governmental agencies will provide for uninterrupted disposal service at close-in, publicly acceptable, environmentally and economically sound solid waste facilities.
- o Provide County leadership in establishing a cooperative, County-wide approach to resource recovery.
- o Establish a minimum recycling goal of 20 percent of the solid waste generated in Orange County.
- o Minimize health and safety hazards as well as adverse environmental impacts in the handling, storage, use, processing, and disposal of wastes.
- o Minimize adverse environmental effects of careless solid waste generation, collection and disposal.

Solid waste services in Fountain Valley are performed by Rainbow Disposable



Company who has serviced the Fountain Valley area for approximately 35 years. The refuse has been hauled to the Bee Canyon landfill located in Irvine since March of 1990. It had previously been taken to Coyote Canyon landfill until it was closed in March, 1990.

Bee Canyon Landfill is located off of Sand Canyon Avenue in Irvine near the foothills. It began its operations in February of 1990 with full service to local agencies commencing in March of 1990.

The Orange County Solid Waste Management Plan proposes a 30 year plan and total capacity of 110,000 cubic yards for the Bee Canyon landfill. The buildout of the landfill will occur in four phases; currently Bee Canyon is in Phase II. The total buildout will encompass 400 acres.

Phase I covered the 35 acres, and Phase II covered 55 acres. Proposals are currently being accepted for Phases III and IV for the design work and construction.

Bee Canyon Landfill is closed to the general public and has tight security to ensure the safety of the site for the employees and environment. This landfill does not allow any hazardous waste or sludge.

### **Toxic and Hazardous Waste**

Proper hazardous waste management constitutes one of the state's major environmental concerns. Statewide recognition of the need for better methods of hazardous waste management came about by the intense media attention on improper disposal practices. Hazardous chemicals play an important role in our modern society. They contribute to the manufacture of a vast array of consumer products (i.e., television, computers, automobiles, and medicines) and the convenience of consumer services (i.e., dry cleaners, automotive repair). While these goods and services add to our quality of life, they also cause the generation of hazardous waste. Reducing our reliance to hazardous materials would reduce the generation of waste. Hazardous waste will continue to be generated, however, since some materials have no substitute. For this reason, a comprehensive plan is necessary to identify and promote programs for the reduction of hazardous waste and the safe management of wastes that remain after treatment or recycling.

The current description for hazardous wastes used in Federal and State legislation include the following:

- o A hazardous material is one which is either ignitable, reactive, corrosive, toxic, or any combination of these properties;<sup>9</sup>
- o A hazardous material is a substance or combination of substances which, because of its quantity, concentration or physical, chemical or infectious characteristics may either: cause, or significantly contribute to an increase in mortality, or an increase in serious irreversible or incapacitating reversible illness; or pose a substantial present or potential hazard to humans or the environment;<sup>10</sup>
- o A hazardous material is an injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquefied material gas, explosives, volatile chemicals and nuclear fuels;<sup>11</sup>

The Los Angeles region, of which Orange County is considered a part, the third highest hazardous waste generation in California. The Department of Health Services (DOHS) ranks Southern San Joaquin Valley as second and the San Francisco Bay area as the highest. Together they account for 90% of the statewide annual hazardous waste generation. The Los Angeles region accounts for 2,110,457 tons per year (21.5%). Orange County generates about 489,041 tons of hazardous wastes per year, or 5% of the state total. Of the 489,041 tons of hazardous waste generated by Orange County, 446,345 tons of waste were managed on site while 42,696 tons were sent off site.

Hazardous waste can be categorized into five major groups: hazardous materials, hazardous waste, infectious waste, radioactive material and nuclear materials (San Onofre Nuclear Generation Station or SONGS). Sources of hazardous material users, include manufacturing and service industries, nuclear plants, agriculture, military bases, hospitals, schools and households.

Hazardous material used by these societal segments are normally stored in secured, on-site areas, in small containers, or large aboveground or underground storage tanks. There are approximately 9,500 underground storage tanks storing over 60 million gallons of hazardous material at 2,875 facilities in Orange County.

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9.Resource Conservation and Recovery Act.

10.State Health and Safety Code, Chapter 6.5.

11.California Government Code.

Hazardous wastes can be solids, liquids, gases or sludges. A major issue concerning hazardous waste is the potential of an accidental release occurring. It can occur during any stage of handling , but particularly during storage and disposal.

Several agencies are used to regulate and assure safe transportation, storage and disposal of hazardous waste, as discussed below.

### **Transportation/Routes**

The Federal Department of Transportation (DOT) is the primary regulator authority for the interstate transport of hazardous materials. The California Highway Patrol enforces the intrastate transport of hazardous material and hazardous wastes.

Another major hazardous material transportation mode in Orange County is that of underground pipelines. These pipelines predominantly transport crude or refined petroleum, gasoline, and jet fuel.

### **Storage**

The Orange County Health Care Agency (OCHCA) has been designated by the Board of Supervisors as the agency to enforce the Underground Storage Tank (UST) program. The OCHCA Underground Storage Tank Program regulates approximately 7,000 of the 9,500 underground tanks in Orange County.

Under mandate from the California Health and Safety Code, the Orange County Fire Department is the designated agency to coordinate and oversee the Hazardous Materials Disclosure Program. The OCFD is responsible for the inventory and distribution of hazardous materials in commercial or industrial occupancies, the development and implementation of emergency plans to respond to a hazardous materials incident; and must require businesses that handle hazardous materials to develop business emergency plans to deal with a fire or release of these materials.

On February 7, 1984, the Orange County Board of Supervisors established the Hazardous Materials Task Force (HMTF) to review the County's hazardous materials activities and make recommendations to ensure effective coordination and control of countrywide resources.



## **Disposal**

Hazardous waste land disposal facilities are classified by the State Water Resources Control Board as Class I and Class II-1, based on each site's hydrogeological characteristics and projected waste acceptance. Prior to the 1984 Resource Conservation and Recovery Act (RCRA), amendments which call for a phased ban on land disposal of untreated waste, Class I facilities could accept virtually all types of hazardous waste, while Class II-1 facilities were allowed to accept only specified types of hazardous waste. Since the closure of the BKK Landfill in West Covina, Orange County's hazardous waste is transported to the nearest sites, Casmalia in northern Santa Barbara County and Kettleman Hills in Kings County, or to facilities in other states.

Currently, nine (9) sites have been identified in Orange County as abandoned hazardous waste sites which are eligible to be funded for cleanup pursuant to the State Hazardous Substance Cleanup Bond Act of 1984 (Superfund). In addition to these nine (9) sites, 800 additional abandoned sites are being examined by the State DOHS as potentially containing hazardous wastes. In the County there have been 285 sites identified as hazardous waste sites as a result of underground tanks leaking and contaminating either the soil and/or groundwater.

Past efforts have included the adoption of the County Industrial Waste Ordinance and establishment of the Water Pollution Department.

### **Orange County Hazardous Waste Management**

In California, the State has identified over 200 sites. Environmental Protection Agency's (EPA) cleanup cost average approximately of \$7.2 million per site from which the State has dedicated up to \$10 million per year for cleanups since 1981.

The Resource Conservation and Recovery Act (RCRA) Amendments of 1984 was responsible for the 1990 ban on disposal of untreated hazardous waste to landfills. After this date interstate shipment of hazardous wastes is prohibited from states which have not developed a plan to manage the treatment and storage of hazardous waste generated within its boundaries.

The Tanner Bill, AB 2948, which was endorsed by the Board of Supervisors on February 24, 1987 (Resolution #87-221), helps to create a more comprehensive means of recording hazardous waste generation and tracking hazardous waste disposal. This bill established a State policy on the use of hazardous waste landfills and provided a



schedule of moving away from their use as disposal sites for raw, untreated chemical wastes. This law created a set of programs and procedures to facilitate the siting and permitting of treatment and residual repository facilities through local level hazardous waste management planning.

In accordance with the Tanner Bill time frame and, in order to offer an option to previous forms of hazardous waste disposal, the Orange County Hazardous Materials Programs Office established a two phase project. The first phase consisted of a series of one-day events called Toxic Roundups at which residents disposed of unwanted household toxics.

As an ongoing program, four or five collection stations have been established throughout the County by October, 1987 for the collection of household and small generator wastes. The program is a joint venture of the county, cities and solid waste haulers. Each collection station offers Saturday collection hours 4-5 times a year.

Other Concerns Regarding Toxic Wastes include infectious wastes, radioactive materials, the transportation of such wastes and nuclear materials at the San Onofre Nuclear Generation Station (SONGS). Infectious wastes are defined as those medical wastes which contain potentially communicable pathogenic organisms. Radioactive material is any material which emits ionization radiation spontaneously. More than 10 transportation accidents involving radioactive materials are estimated per year (not including minor traffic accidents).

SONGS Unit I began commercial operation in January 1968 and has a net generating capacity of 456 megawatts. Units Two and Three went into commercial operation in August 1983 and April 1984, respectively. Each has a generating capacity of 1,127 megawatts. All three units employ pressurized water reactor technology whereby water, under pressure, is heated by nuclear fission and is piped in a totally enclosed system to a steam generator where heat turns fresh water in a separate, closed system into steam. The fresh water, never in contact with radioactive materials, is then piped to turbine generator where its energy spins a turbine to generate electricity.

## **ENERGY**

Fountain Valley is located in the Southern Division of the Southern California Edison Company. Natural gas service is provided in the planning area by the Southern California Gas Company. The company owns, operates and maintains underground lines in most of the public streets.

Planners for Southern California Edison report that there is no shortage of capacity system side, so growth within Fountain Valley offers no problems with energy supply.

## **MEDICAL SERVICES**

The City of Fountain Valley has three (3) hospitals to serve residents and visitors. These are: FHP at 9930 Talbert Avenue in Fountain Valley; Fountain Valley Regional Hospital at 17100 Euclid Street; and Humana Hospital in Huntington Beach at 17772 Beach Boulevard.

FHP is a 125 bed, 24 hour, acute care facility offering paramedic services, neo-natal intensive care, physical therapy and medical surgical services. Fountain Valley Regional Hospital is a 293 bed, 24 hour, acute care facility with heliport, medical surgical services and cardiac cath lab services. Humana Hospital, in Huntington Beach, is a 141 bed facility offering general acute care, including emergency service.

Emergicenters are new options to the traditional health care facility. Emergicenters are walk-in clinics, usually operating 24 hours offering a variety of medical services. The Emergicenters are convenient and offer immediate care for minor injuries or illness. There are at least two (2) Emergicenters in Fountain Valley: the Emergicenter Family Care Walk-in Medical Group and TLC Medical Group.

## **COMMUNICATIONS**

### **Cable**

The City of Fountain Valley is served by Paragon Cable. Paragon Cable has been able to expand services as needed and to meet the demands of every household. Paragon Cable currently serves 75% of the households and has predicted a service level of 97% by 1995.

### **Telephone**

Telephone service in Fountain Valley is provided by General Telephone and Pacific Bell Company. Both telephone companies have been able to meet the extraordinary growth within their Fountain Valley service area with the help of new technology which has enabled rapid expansion of facility capacities.

There are both aerial and underground lines within the City of Fountain Valley. All new structures are proposed for underground installation. There are no plans to underground overhead wires that presently exist.

## LAW ENFORCEMENT

The City is presently headquartered in the City's Civic Center, at 10200 Slater Avenue. The headquarters building that the Police Department now occupies was built to state of the art specifications and was finished in 1985.

Currently, the City of Fountain Valley Police Department has 61 authorized sworn officers which is approximately one (1) police officer for every 1,000 residents of the City. The City standards for officer training are those set forth under the State guidelines of Police Officers Standards and Training (P.O.S.T.).

The Police Department is divided into three divisions: Patrol, Administration and Investigation.

The Patrol Division is further divided into:

- o Dispatchers
- o Traffic (The D.U.I. Program operates out of the Traffic Division during the holiday season)
- o K-9

The Administration Division is further divided into:

- o Records
- o Crime Lab
- o Investigation

The Investigation Division is comprised of the following:

- o Law Enforcement Apprehension Program (LEAP)
- o Vice
- o Narcotics
- o Burglary
- o Property Investigation

The City also employs civilian personnel who are hired for pay or on a volunteer basis for performing administrative tasks and auxiliary duties. In addition, the City has a new program, called Retired Seniors Volunteer Program, or R.S.V.P., an auxiliary patrol group of senior citizens who are well trained, donating their time to perform activities such as residential vacation checks, business and residence security inspections, and parking enforcement for specific problems such as handicapped and fire zone violations. The senior volunteers do not carry weapons nor are they assigned



to any activity which could pose any danger.

## **Special Programs**

### **Law Enforcement Apprehension Programs**

The Law Enforcement Apprehension Program, commonly called by the acronym LEAP, is a special five man task force which forms on an "as needed basis" for the purpose of special assignments and intelligence gathering.

### **Drug Abuse Resistance Education (DARE)**

The City is participating in the DARE program which began in the fall of the 1990 school year. DARE is a preventative program geared toward educating elementary students about substance abuse, self esteem and dealing with peer pressure. Currently, the Police Department has one officer trained to administer the DARE program to fifth the sixth grade students.

### **Crime Prevention Program**

The crime prevention program sponsored by the Police Department offers educational programs such as bicycle training, female protection training, residential security awareness training, and "officer friendly" training.

### **Neighborhood Watch**

A Neighborhood Watch program has been in operation since 1976. Every resident in the City is a member of the program, although not all residents participate. This program has been very successful in bringing the Fountain Valley community together and helping citizens become more responsible for their neighborhoods.

The basic concepts behind Neighborhood Watch are: one, know who your neighbors are; two, be aware who's coming and going in the neighborhood; and three, report any suspicious persons or activities.

Neighborhood Watch does not advocate confronting any situation, but rather alert the police and report any suspicious activities or persons.

The City is divided into four quadrants, each quadrant is further divided into 1/2 mile "reporting districts". Within each reporting district are "block representatives" whose function is to organize neighborhood meetings and distribute the Neighborhood Watch newsletter.



The newsletter is a monthly publication circulated to approximately 18,000 households. The newsletter is funded by the City and distributed by volunteers.

Neighborhood Watch warning signs are posted at 28 "periphery" locations along the major roadways within the City. Approximately 260 signs are posted at the entrance to individual neighborhoods. The neighborhood signs are paid for by donations from neighborhood residents.

The Neighborhood Watch office is located in the Police Station at the Civic Center and all costs associated with the office operations are funded through the Police Department.

Additional programs associated with Neighborhood Watch are:

- o Disaster Preparedness: This is a special program, started in 1987, aimed at preparing citizens for earthquakes and other major disasters. The purpose is to train individuals in medical procedures, search and rescue, and first aid. The program will inform residents what to do if the City or their neighborhood is cut-off; what supplies to keep on-hand such as food, water, medical, etc.; emergency routes and other general emergency procedures.

Volunteers from the community have specific duties in the event of emergency, uniforms, hard hats, special gear and supplies have been purchased for their use.

- o Baby Sitting Clinic: This program is aimed at teaching youths necessary skills to be responsible baby-sitters. These skills are: security, fire safety, how to answer the telephone, what information to collect from parents etc.
- o Child Awareness: The Child Awareness program is aimed at informing children about physical, mental and sexual abuse, their right to say "no", and teaching the child how to report the abuse once it has occurred. The program is targeted towards K through 8th grade students and administered by Police Department personnel who visit the schools throughout the year.

## **EMERGENCY SERVICES**

Fire prevention, fire protection and emergency medical assistance within the City of Fountain Valley's limits are provided by the Fountain Valley Fire Department. The City has two fire stations, both of which have gone through recent upgrading and

remodeling. Station Number 1 is located at 17737 Bushard Street and Station Number 2 is located at 16767 Newhope Street.

Response time and man power levels are presently considered adequate to serve the general area. All response times are less than 5 minutes.

### **Fire Department Emergency Responses**

Fountain Valley firefighters respond to over 3,600 emergency alarms per year to honor Automatic Aid Agreements. Emergency response goals are to have an emergency response team on scene within five minutes for 90 percent of all alarms and within ten minutes for 100 percent of all alarms. Emergency response times in Fountain Valley average three minutes.

The types and number of emergency responses for the Fire Department in 1990 are listed below in Table 4.10-1.

**TABLE 4.10-1**

#### **FIRE DEPARTMENT EMERGENCY RESPONSES**

Fires	211
False Calls	223
Emergency Medical Aids	2068
Overpressure Ruptures	5
Hazardous Conditions	131
Good Intent Calls	166
Service Calls	36
Electrical Failures	1
Mutual Aid	37

Fountain Valley maintains an enviable 1.2 percent fire loss, 98.8 percent of all property exposed to fire damage was saved.

### **Emergency Plan**

The City of Fountain Valley has developed an Emergency Plan which is currently in the approval stages (it is approved by the State but not yet published for distribution). This Plans is in a different format and more comprehensive than the last approved Emergency Plan written in 1981.

### **Fire Protection Services**

Fire prevention, fire protection, emergency medical aid and citizen safety protection within the City are provided by the City of Fountain Valley Fire Department.

The City of Fountain Valley maintains a comprehensive Automatic Aid Agreement for fire protection services with the contiguous Cities of Santa Ana, Costa Mesa, Newport Beach, Huntington Beach, Westminster and the County of Orange. This unique concept sends the closest emergency service to all citizens in a computer-aided system that disregards which City the fire unit is from. This system provides the shortest possible emergency response. The automatic aid includes training, arson investigation, communication and weekly administrative coordination between all Cities.

The City of Fountain Valley is signatory to the California Mutual Aid Fire Protection System. This agreement was established to provide assistance for major emergency incidents. All protected subdivisions have mutually agreed to reasonably exhaust their resources for major incidents anywhere in the State. In addition, Fountain Valley maintains a fire engine for California State Office of Emergency Services (OES). This unit is subject to recall at any time manned with three Fountain Valley Firefighters. For this commitment, Fountain Valley is given use of the fire engine for other duties.

### **Fire Prevention**

The fire prevention needs of the City are serviced by three distinct bureaus. Staffed with three full-time, two part-time and frequent volunteers, these services are provided through:

- o Fire Prevention  
Fire prevention handles development review, plan check, new construction and remodel, fire code inspection, state license inspections and code adoption procedures. An extensive fire education program designed to reach all facets of the citizens is an important program.
- o Disaster Preparedness  
Disaster preparedness works to prepare all citizens for major disasters through preparation, mitigation and recovery. City staff training, disaster plan implementation and citizen communication are recent achievements.
- o Hazardous Materials  
Hazardous materials in the City are contained in this division. A complete listing of all hazardous material in the City is updated through annual disclosure and on-site inspections. State Law requirements, Business Emergency Plan, Risk Management Preparedness Planning and coordination with State and County Hazardous Waste Procedures task this bureau.

### **Fire Suppression, Emergency Medical Aid and Citizen Safety Services**

The City uses two strategically located fire stations to provide for the shortest possible response to emergency alarms.



1. Fire Station No. 1 located at 17737 Bushard Street, Fountain Valley. This facility received a major remodel and refurbishment in 1985.

**Emergency Apparatus at Station No. 1 are:**

- I - 1985 Emergency One 1500 GPM Fire Engine
- I - 1988 Emergency One 110 ft. Quint Fire Truck
- I - 1989 Ford Diesel Paramedic Van
- I - 1987 Chevrolet Suburban Fire Command Vehicles

**9 Firefighters assigned on a 24 Hour Basis:**

- I - Battalion Chief Shift Commander
- 2 - Fire Captain Company Officers
- 2 - Fire Engineers
- 2 - Firefighter Paramedics
- 2 - Firefighter

2. Fire Station No. 2 located at 16767 Newhope Street, Fountain Valley, was first constructed in 1967 and is presently being remodeled.

**Emergency Apparatus at Station No. 2 are:**

- I - 1976 Seagrave 1500 GPM Fire Engine
- I - 1971 International 1000 GPS OES Engine
- I - 1985 Ford Reserve Paramedic Van

**3 Firefighters Assigned on a 24-Hour Basis**

- I - Fire Captain Company Officer
- I - Fire Engineer
- I - Firefighter

## **SCHOOLS**

School district boundaries were set in California late in the nineteenth century, laid out to cover all land in the State. These boundaries are, for the most part, still in place. The City of Fountain Valley is served by four school districts. Fountain Valley Elementary School District is the principal school system serving the residents in central and southwest Fountain Valley; Ocean View Elementary School District covers the northwest section of the City; Garden Grove Unified School District is in the north, central and eastern portions of the City; and Huntington Beach Union High School



District is in the center of the City with Fountain Valley High School. Table 4.10-2 provides a summary of existing school facilities within the City.

**TABLE 4.10-2  
SUMMARY OF EXISTING SCHOOL FACILITIES**

Fountain Valley Elementary School District

Courreges Elementary School  
18313 Santa Carlotta

Cox Elementary School  
17615 Los Jardines East

Fulton Elementary School  
8778 El Lago Avenue

Gisler Elementary School  
18720 Las Flores

Masuda Elementary School  
17415 Los Jardines West

Moiola Elementary School  
9790 Finch Avenue

Plavan Elementary School  
9675 Warner Avenue

Tamura Elementary School  
17340 Santa Suzanne

Garden Grove Unified School District

Allen Elementary School  
16200 Bushard

Monroe Elementary School  
16225 Newhope

Northcutt Elementary School  
11303 Sandstone Avenue

Los Amigos High School  
16566 Newhope

Ocean View Elementary School District

Vista View Elementary School

School enrollment has declined in recent years resulting in several elementary schools closing. Studies and projections indicate that enrollment will either stabilize or decline. Most of the people who own homes and reside in Fountain Valley are remaining, even though their children have grown and left the house. There are very few young, new families coming into the City. Most young people with growing families can not afford the homes in the Fountain Valley area because of the high market value.

Closed elementary schools are a very important issue as far as the use of the site. Some persons argue that if higher density homes are built, another "baby boom" could happen and there might be a need for these school sites. Environmental Impact Reports (EIRs) are currently being prepared for three closed school sites with plans for another development: Harper and McDowell Elementary and the Lighthouse Lane property (former bus storage). Two school sites are currently being leased for other purposes: Fountain Valley and Nieblas Elementary Schools.

## **LIBRARY**

The City of Fountain Valley has recently constructed a new library facility next to the Civic Center. The new library, holds approximately 58,000 volumes. This facility will include a 125 person capacity community room; two (2) reading lounges; a computer and typing room; a small conference room; and an outdoor patio garden complemented with a bronze sculpture.

The Fountain Valley library service is a branch of the Orange County Library System. The County provides the Library's budget and maintains the building's interior space. The City owns the building and maintains the exterior.

The national library minimum standard ratio is two volumes per person. Based on the City's latest population estimate of 53,691, the City is deficient by approximately 49,382 volumes. Many of the residents of Fountain Valley use the Huntington Beach Central Library which is a very large facility located approximately one mile west of Fountain Valley. This facility offers Fountain Valley residents the same privileges as Huntington Beach residents.

### **4.10.2 IMPACTS**

#### **WATER**

The City of Fountain Valley has not experienced any water shortages and the implementation of the General Plan can be accommodated without any significant impacts to the existing supply.

Due to the drought experienced in the late 1980's and early 1990's coupled with the additional development designated in the General Plan, demands will increase for available domestic water which is in limited supply. Mitigation is required to minimize these impacts.

Policies in Volume II, Section 5.2 Water Resources will mitigate potential adverse impacts on water supply to a level of insignificance through conservation techniques and coordination with other governments and agencies.

## **SEWER**

The City of Fountain Valley is almost fully developed with only limited growth planned for the future. Therefore, the need for further expansion to the existing sewer system is unlikely. New development will be required to document on a project-by-project basis that the existing sewer system is adequate to accommodate each new individual development project and all planned and existing development cumulatively. The requirement of adequate sewer capacity will be enforced by the City of Fountain Valley. It will be the responsibility of each developer to implement adequate sewer facilities for each new project in accordance with Mitigation Measure Number 4.

## **SOLID WASTE**

In accordance with the California Integrated Waste Management Act, the City of Fountain Valley has prepared, adopted, and submitted to the County of Orange, a Source Reduction and Recycling Element which complies with all requirements of State law. In addition, one of the goals of the General Plan Update is to provide effective management and disposal of hazardous waste on a Citywide level. Significant impacts are not anticipated.

## **ENERGY**

Planners for the Southern California Edison Company report that there is no shortage of capacity system wide, so that growth within Fountain Valley offers no problems with the supply of energy. Impacts are not anticipated.

## **MEDICAL SERVICES**

The growth anticipated by the implementation of the General Plan can be accommodated by the existing medical service facilities now servicing the City of Fountain Valley. Impacts are not anticipated.



## **COMMUNICATIONS**

Paragon Cable has recently upgraded the system and no problems are anticipated for servicing the additional growth through implementation of the General Plan.

Telephone service can be provided to additional areas without any significant impacts.

## **LAW ENFORCEMENT**

Growth in the community could potentially impact the existing high level of service provided to the residents of the City by the Fountain Valley Police Department. The City would ultimately need to add three (3) personnel to maintain the ratio of 1 sworn officer for every 1,000 population.

## **EMERGENCY SERVICES**

Growth anticipated by the General Plan could potentially impact the ability of the City of Fountain Valley Fire Department to continue its present high level of fire protection and paramedic service. Future level of service at intersections affected by I-405 traffic could increase emergency vehicle response times. However, this is a regional problem and cannot be controlled by the City.

Probably the greatest burden placed upon the City in regard to future ability to serve are the mutual aid agreements with the Cities of Huntington Beach, Westminster, Costa Mesa and Santa Ana. The City should monitor the growth in mutual aid calls versus City of Fountain Valley calls to ensure that the City can always continue to have a high level of service.

## **SCHOOLS**

Schools enrollment has declined in recent years resulting in several elementary schools closing. Studies and projections indicate that enrollment will either stabilize or decline. No problems are anticipated in providing adequate school facilities for the limited growth resulting in the implementation of the General Plan.

## **LIBRARY**

The City's library is currently deficient according to the national library minimum standard ratio of two volumes per person, and increase in population will contribute to this deficiency.



#### **4.10.3 MITIGATION MEASURES**

##### **WATER**

Implementation of General Plan policies identified as Implementation Plan strategies in Volume IV (Section 5.2) relating to water will reduce potential impacts to a level of insignificance.

##### **SEWER**

4. Prior to issuance of permits for entitlement of development projects, the project applicant shall document and verify that adequate sewer capacity exists to accommodate the project by itself and cumulative planned projects to the satisfaction of the City of Fountain Valley.

##### **SOLID WASTE**

Implementation of General Plan policies identified as Implementation Plan strategies in Volume IV (Sections 5.6 and 6.5) relating to solid waste and hazardous waste will reduce potential impacts to a level of insignificance.

##### **ENERGY**

Implementation of General Plan policies identified as Implementation Plan Strategies in Volume IV (Section 5.5) relating to energy will reduce potential impacts to a level of insignificance.

##### **MEDICAL SERVICES**

None necessary.

##### **COMMUNICATIONS**

None necessary.

##### **LAW ENFORCEMENT**

Implementation of General Plan policies identified as Implementation Plan strategies in Volume IV (Section 6.6) relating to law enforcement will reduce potential impacts to a level of insignificance.

##### **EMERGENCY SERVICES**

Implementation of General Plan policies identified as Implementation Plan strategies in Volume IV (Sections 6.1 and 6.4) relating to fire will minimize fire losses and damage within the City and will reduce associated impacts to a level of insignificance.

## **SCHOOLS**

None necessary.

## **LIBRARY**

5. The City shall support the continuation of library services as a necessary community service and attempt to attain the national standard of two volumes per person.

### **4.10.4 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

**WATER, SEWER, SOLID WASTE, ENERGY, MEDICAL SERVICES,  
COMMUNICATIONS, LAW ENFORCEMENT, EMERGENCY SERVICES,  
SCHOOLS AND LIBRARY**

Significant unavoidable adverse impacts are not anticipated.

## **5.0 INVENTORY OF MITIGATION MEASURES**

### **5.1 MITIGATION MEASURES**

Impacts related to the following will be reduced to a level of insignificance with implementation of General Plan policies identified as Implementation Plan strategies in Volume IV:

#### **SECTIONS:**

- 4.3 PARKS AND RECREATION/OPEN SPACE AND BIOLOGICAL RESOURCES**
- 4.5 NOISE**
- 4.6 GEOLOGY/SOILS**
- 4.7 HYDROLOGY**
- 4.8 AIR QUALITY**
- 4.9 POPULATION/HOUSING/EMPLOYMENT**
- 4.10 PUBLIC SERVICES AND UTILITIES (WATER, SEWER, ENERGY, EMERGENCY SERVICES)**

The following mitigation measures will reduce potential impacts to a level of insignificance.

#### **SECTIONS:**

### **4.1 LAND USE/COMMUNITY DESIGN**

The City of Fountain Valley shall implement the General Plan policies identified as Implementation Plan Strategies in Volume IV (Section 2.1 through 2.14) related to land use.

1. The City of Fountain Valley Environmental Review Committee shall work with development project applicants on a case by case basis to ensure CEQA compliance. Additional environmental documentation would be provided by project applicants on specific development projects.

### **4.2 TRAFFIC/CIRCULATION/ACCESS**

Implementation of the General Plan Policies identified as Implementation Plan strategies in Volume IV (Sections 3.1 through 3.10) together with all circulation system modifications in Table V-1 (Appendix C of the EIR).

### **4.4 HISTORIC RESOURCES**

2. The City of Fountain Valley should consult with an architectural historian for a determination of the significance of the two remaining ranch houses and to

establish whether these two structures are eligible for listing on the National Register of Historic Places. If appropriate, placement of these properties on the National Register should be carried out.

3. **Redevelopment and Development projects affecting the two ranch houses either directly or indirectly will be reviewed by the City Planning Department on a case by case basis.**

#### **4.8 AIR QUALITY**

Implementation of General Plan policies identified as Implementation Plan Strategies in **Volume IV** (Section 8.1) relating to air quality will reduce potential impacts. These policies address the need for coordination with other jurisdictions, achievement of conformance with plans to reduce pollution, promotion of alternative modes of transportation and reduction of energy consumption.

4. **Future development, redevelopment and in-fill projects within the City will be reviewed for conformance with General Plan policies relating to air quality, and emissions reductions strategies of the AQMP, Growth Management Plan, Congestion Management Plan, and other state and regional plans aimed at reducing traffic.**

#### **4.10 PUBLIC SERVICES AND UTILITIES**

##### **MEDICAL SERVICES, COMMUNICATION, SCHOOLS, SOLID WASTE**

No mitigation necessary.

##### **LIBRARY**

Impacts related to library facilities will be minimized with implementation of General Plan Policies identified as Implementation Strategies in Volume IV and the following mitigation measure:

5. **The City shall support the continuation of library services as a necessary community service and attempt to attain the national standard of two volumes per person.**



## **6.0 SUMMARY OF UNAVOIDABLE ADVERSE ENVIRONMENTAL IMPACTS**

Unavoidable adverse environmental effects are those which cannot be eliminated or sufficiently mitigated through design measures which would render them insignificant. These are inevitable consequences inherent in the proposed project and its ultimate build-out. For the purpose of this MEIR, the probable adverse effects are those which are common to most urban development in the region. These impacts are summarized below.

### **HOUSING:**

The City of Fountain Valley is mostly built out and can not meet SCAG's recommended "future" housing needs goals.

## **7.0 RELATIONSHIP BETWEEN SHORT-TERM USES OF THE ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY**

The long-term need to maintain the quality of the community's environment should be weighed against the short-term use of the community's environment. The General Plan is designed to achieve a reasonable balance between what can be done today and what should be reserved for the future. The General Plan is a growth management tool for city planning that emphasizes long-term productivity over short-term gains or uses.

The proposed goals and policies stated in the General Plan represent a long-term commitment by the City to provide for comprehensive planning for the City's growth and development. It is the intent of the General Plan to improve the quality of life of the community through the careful planning of the community.

## **8.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF NATURAL RESOURCES**

The General Plan in and of itself does not commit resources. The secondary effects of the Plan such as the small amount of growth anticipated will commit undeveloped land to development, nonrenewable energy resources to use, and the City to a definite course of action consistent with the Plan. However, the General Plan achieves a balance based upon expressed community values between what will be lost and what will be preserved or enhanced. The General Plan proposes a long-term community planning scenario that is consistent with the goals of the City.

## **9.0 ALTERNATIVES TO THE PROPOSED PROJECT**

### **9.1 INTRODUCTION**

An EIR is required by CEQA [Section 15126(d)] to include evaluation of alternatives to the proposed project. These alternatives should include those capable of eliminating significant adverse impacts of the proposed project or reducing such impacts to a level of insignificance.

One of the alternatives required by CEQA is a No Project alternative. In this case, the No Project alternative is being defined as buildout of the City's previous General Plan. As part of the planning process for the Draft Plan, two land use alternatives were developed: No Project and the Alternate Land Use Plan.

### **9.2 NO PROJECT (ALTERNATIVE 1)**

CEQA [Section 15125(d)] requires that one of the alternatives analyzed in the EIR be a No Project alternative. In this case, the No Project alternative is defined as buildout of the City's existing General Plan. The existing General Plan land use map can be found in Volume I, Figure 19, following page 65.

### **LAND USE**

Land use at build-out is outlined in Table 9.2-1 below for the existing and proposed General Plans. Implementation of the No Project alternative would change land use designations throughout the City. Land area designated for residential uses would be 5 percent less than with the proposed General Plan. Likewise, land area designated for commercial uses would be 4 percent less than with the proposed General Plan. Industrial uses would be 5 percent greater than with the proposed General Plan. Land use designations of the existing General Plan would be redesignated as follows:



**TABLE 9.2-1**  
**Comparison of Land Use at Build-Out**

**1961 GENERAL PLAN LAND USES**

<b><u>LAND USE</u></b>	<b><u>PERCENT</u></b>
Residential	57%
Commercial	3%
Industrial	14%
Special Use	3%
City Center	2%
Mile Square Regional Park	11%
Schools	6%
Other	4%

**PROPOSED GENERAL PLAN LAND USES**

<b><u>LAND USE</u></b>	<b><u>PERCENT</u></b>
Residential	62%
Commercial	7%
Industrial	9%
Public Facilities	9%
Open Space and Parks	13%

The No Project alternative is considered environmentally inferior to the proposed General Plan with regard to land use. The proposed General Plan designates additional land area for residential uses and would facilitate the City in providing additional opportunities.

The increase in commercially designated lands would facilitate the maintenance of additional tax base to support residential land uses and would offset the tax base reduction in industrial land uses. With the proposed General Plan, the regrouping of other land use categories eliminates designations such as "special use" and "other" and combines "schools" and "City Center" designations as "Public Facilities." The "Mile Square Regional Park" designation is broadened to include other existing City park facilities and additional new parks as "Open Space and Parks."

### **TRAFFIC/CIRCULATION/ACCESS**

The No Project alternative would generate fewer ADT, as compared with the proposed General Plan, because the No Project alternative provides fewer dwelling units and a lower overall square footage for commercial and commercial manufacturing as shown in Table 9.2-2.

The No Project alternative is considered environmentally inferior to the project, in terms of traffic, circulation and access, as compared with the proposed General Plan. The No Project alternative will generate fewer ADT; however, it would not include engineering improvements listed in Section 4.2 of the EIR. Post 2010 ADT on the existing planned circulation system would cause the following intersections to operate unacceptably below LOS D with buildout of the existing General Plan: Bushard/Warner, Brookhurst/Warner (PM only), Brookhurst/Ellis, Euclid/Slater (AM only), Euclid/Talbert, and Euclid-Ellis/I-405 Southbound ramps. With the proposed General Plan all City intersections would operate acceptably at LOS D or better with the exception of intersections affected by vehicles queuing for access to I-405. Vehicle queuing on the City's circulation system for access to I-405 is considered an unavoidable adverse impact and would occur with or without implementation of the proposed General Plan or any of the alternative General Plans including the No Project.

**TABLE 9.2-2**  
**Comparison of ADT at Buildout**

Use	Units	Amount	ADT
<b>POST-2010 PROPOSED GENERAL PLAN</b>			
1. Residential	DUs	18,331	168,000
2. Local/General/Office Commercial	TSF	10,050	302,400
4. Commercial Manufacturing	TSF	9,253	64,500
5. Other	—	—	52,700
Total ADT			587,600
<b>POST-2010 CURRENT GENERAL PLAN</b>			
1. Residential/Office	DUs	17,110	157,000
2. Local/General/Office Commercial	TSF	4,020	121,000
4. Commercial Manufacturing	TSF	24,810	173,000
5. Other	—	—	66,700
Total ADT			517,700
<b>POST-2010 ALTERNATE GENERAL PLAN</b>			
1. Residential/Office	DUs	18,070	165,800
2. Local/General/Office Commercial	TSF	10,050	302,400
4. Commercial Manufacturing	TSF	9,253	64,500
5. Other	—	—	53,800
Total ADT			586,500

Note: DUs - Dwelling Units  
TSF - Thousand Square Feet  
ADT - Average Daily Trips

## **VISUAL EFFECTS**

Implementation of the No Project alternative would not eliminate the few remaining existing agricultural lands and would not intensify underutilized properties within the City. An Open Space and Parks designation would not be added; and, additional lands would not be designated for parks. Redevelopment opportunities would not be created for conversion of blighted properties to residential land uses.

Buildout of the No Project alternative would represent a reduction in density and the intensity of development in the City. However, due to the fact that most of the City is currently built out, a significant visual difference between the No Project alternative and the Proposed General Plan is not expected. However, with implementation of proposed "Community Design" strategies of the proposed Implementation Plan, visual resources with the buildout of the proposed General Plan would be improved over buildout under the No Project alternative.

Implementation of the No Project alternative is considered environmentally inferior to the project in terms of visual effects.

## **HISTORICAL ASSESSMENT**

There is the same potential with the No Project alternative and the proposed General Plan for direct or indirect impacts to the two remaining older buildings in the City. It is likely that these two properties would be redeveloped in the future under either General Plan. With the proposed General Plan, implementation of recommended mitigation measures would reduce significant impacts to a level of insignificance.

The No Project alternative is considered environmentally inferior to the proposed General Plan.

## **NOISE**

With buildout of the proposed General Plan, total future ADT would be greater than with buildout of the No Project alternative; therefore future noise levels with the proposed General Plan will be greater than with the No Project alternative. However, the Proposed General Plan incorporates roadway improvements which will reduce congestion on the circulation system to acceptable levels; whereas, with the No Project alternative, eight intersections would operate at unacceptable (below LOS D) levels of service.



Section 2.4 of the Noise Element of the General Plan Study indicates that there is no significant difference between the Proposed General Plan and the No Project alternative with regard to future noise levels except for land uses adjacent to the following roadway segments:

- o Slater (Euclid to Magnolia)
- o Talbert (I-405 to Ward, Ward to Euclid, Euclid to Newhope)
- o Euclid (I-405 on-ramp to Talbert, Talbert to Slater)
- o Newhope (I-405 to MacArthur, MacArthur to Slater)

The Newhope extension will reduce future noise levels for the areas referenced above. Therefore, No Project alternative is considered environmentally inferior to the proposed General Plan.

## **GEOLOGY/SOILS**

Buildout of the No Project alternative and the proposed General Plan would have similar impacts to geology and soils. The acreage of disturbed soils and grading/site preparation techniques necessary to buildout either General Plan is the same.

The No Project alternative is environmentally similar to the proposed General Plan with regard to geology/soils.

## **HYDROLOGY**

Buildout of the No Project alternative and the proposed General Plan would have similar impacts to hydrology due to similarities between acreage of impervious surfaces from buildout of either plan.

The No Project alternative is environmentally similar to the proposed General Plan with regard to hydrology.

## **AIR QUALITY**

The Buildout of the No Project alternative would reduce ADT as compared with the project. Due to the fact that most air emissions are from mobile sources, the reduction in ADT would reduce future air emissions.

The No Project alternative is environmentally superior to the proposed General Plan with regard to air quality.

## **POPULATION/HOUSING/EMPLOYMENT**

The No Project alternative is considered environmentally inferior to the project with regard to population/housing/employment. The No Project Alternative would not

provide opportunities to redevelop underutilized properties for residential and commercial uses; it would not provide additional housing and employment opportunities.

## **PUBLIC SERVICES AND UTILITIES**

The No Project alternative is considered environmentally superior to the proposed General Plan with regard to Public services and utilities.

## **CONCLUSION-NO PROJECT**

The No Project alternative is found environmentally inferior to the proposed project. Because it cannot accommodate future population increases and related impacts to traffic/circulation/access, historical resources, noise, housing and employment. The No Project alternative would reduce impacts on public services and utilities; it is considered environmentally superior to the project in this regard.

### **9.3 ALTERNATE LAND USE PLAN (ALTERNATIVE 2)**

The Alternate Land Use Plan was formulated by the Citizen's Advisory Committee and will be considered as Alternative 2. This alternative would change the General Plan designation on 17 sites throughout the planning area, as shown on Alternative Land Use Plan exhibit, located in Volume II.

## **LAND USE**

A breakdown of land uses at buildout of the Alternate Land Use Plan and the proposed plan is provided in the following Table 9.3-1.

Implementation of the Alternate Land Use Plan would create a very slight change in the distribution of land uses throughout the City as compared with the No Project alternative; the changes in land use would be similar to the proposed General Plan. Residential land would be decreased as compared with the proposed General Plan. Implementation of Alternate 2 would decrease residential land use to by 0.8% as compared with the proposed General Plan. Industrial land uses would remain the same as with the proposed General Plan; in this regard, public land would increase by 0.2%, open space and parks would increase by 0.7%.

Due to similarities between the proposed General Plan and Alternative 2 with regard to land use, Alternative 2 is considered environmentally similar to the proposed General Plan.

**Table 9.3-1**  
**LAND USE BREAKDOWN**

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<b><u>Land Use</u></b>	<b><u>Existing General Plan</u></b>	<b><u>Proposed General Plan</u></b>	<b><u>Alternate Plan</u></b>	<b><u>Change</u></b>
Residential	57%	59.3%	58.5%	-0.8%
Commercial	3%	7.3%	7.3%	0%
Industrial	14%	8.5%	8.5%	0%
Public		9.2%	9.4%	+0.2%
Open Space		12.9%	13.6%	+0.7%
Flood Control		.2%	.2%	0%
Freeway ROW		2.6%	2.6%	0%

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In addition, due to similarities in the land use plans between the proposed General Plan and Alternative 2, Alternative 2 would be environmentally superior overall to the No Project Alternative. In this regard, the analysis for the No Project alternative is applicable (please refer to Section 9.2 of the EIR).

#### **TRAFFIC/CIRCULATION/ACCESS AND ALL OTHER REMAINING IMPACT CATEGORIES PREVIOUSLY ANALYZED IN SECTIONS 4.0 AND 9.2**

Since Alternative 2 involves only a minor shift from residential area to public facility development, the resulting ADT trip generation estimate is similar in magnitude to the ADT projection for the proposed General Plan. In this regard, Alternative 2 is considered environmentally similar to the proposed General Plan.

#### **CONCLUSION - ALTERNATIVE 2**

Alternative 2 is environmentally similar to the proposed General Plan with regard to Traffic/Circulation/Access and all other remaining impact categories analyzed in Section 4.0 and 9.1 in this EIR. Likewise, Alternative 2 is environmentally superior to the No Project alternative. Alternative 2 should not be rejected from further consideration.



## **10.0 GROWTH-INDUCING AND CUMULATIVE IMPACTS OF THE PROPOSED ACTION**

### **10.1 GROWTH INDUCING IMPACTS OF THE PROPOSED ACTION**

As described under Article 9, Section 15126 (g) of the California Environmental Quality Act (CEQA) Guidelines, all Environmental Impact Reports (EIRs) are required to "...discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly in the surrounding environment...It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment..."

The primary objective of the proposed General Plan is to provide comprehensive planning for the future. The proposed project and alternatives being considered in the EIR respond to existing and anticipated growth and can be considered "growth-accommodating", rather than growth-inducing.

One of the most important aspects of implementing the General Plan Update involves resolving existing land use designation conflicts to provide balanced and consistent land use densities. The project population and housing figures associated with buildout of the resulting land use designations is a measure of the theoretical growth anticipated from implementation of the General Plan. In comparison to SCAG population projections, the General Plan Update would not be considered growth inducing.

### **10.2 CUMULATIVE IMPACTS OF THE PROPOSED PROJECT**

Significant cumulative impacts from implementation of the proposed General Plan are not anticipated.

## **11.0 ORGANIZATIONS AND PERSONS CONTACTED**

### **THE KEITH COMPANIES**

Molly Kales, Project Planner  
Margarita McCoy, AICP, Senior Advisor  
Lori Duca, Senior Environmental Planner  
Paul Calderwood, Principal Environmental Planner  
Luana Dotson, Lead Word Processor  
Sue Forster, Word Processor

### **Austin-Foust Associates (AFA) - Project Consultants**

- o Terry Austin, Principal
- o Kendall Elmer, Project Manager

### **Urban Research Associates (URA) - Project Consultants**

- o Ray Young, Principal
- o Dan Walsh, Project Manager

### **Mestre-Greve Associates (MGA) - Project Consultants**

- o Fred Greve, Principal
- o Chris Bosley, Sound Technician

### **Castaneda and Associates - Project Consultants**

- o Ralph Castenada

### **City of Fountain Valley**

- o James Petrikin, Mayor
- o Laurann Cook, Mayor Pro Tem
- o Guy Carrozzo, City Councilmember
- o John Collins, City Councilmember
- o George Scott, City Councilmember
- o Linda Short, City Council Secretary
- o Dr. James Neal, past City Councilmember
- o Howard Stephens, past City Councilmember
- o Dr. Marvin Adler, Planning Commission Chairman
- o Betty Wiley, Former Planning Commission Member
- o John Briscoe, Planning Commission Member
- o Steve Goodman, Planning Commission Member
- o Roland Mansfield, Planning Commission Member
- o Zita Wessa, Planning Commission Member

- o Nancy Cooper, Alternate Planning Commission Member
- o Ray Kromer, City Manager
- o Don Heinbuch, Administrative Service Manager
- o Michael Brotemarkle, Director of Planning and Building
- o Andy Perea, Planner
- o Don Contraman, Planner
- o Martha Shigemasa, Planning Department Secretary
- o Lauren Sacco, HCD Administrative Assistant
- o Doug Hawkins, Former Code Enforcement
- o Jessie Wu, Former Building Services Manager
- o J.E. (Jay) de Sevren Jacquet, City Clerk
- o Connie Morris, Business License
- o Sally Franz, Community Services Manager
- o Liz Fox, Fiscal Services Manager
- o Richard Jorgensen, Fire Chief
- o Lynn Michaelis, Former Fire Marshal
- o Kathy Williams, Emergency Preparations Coordinator
- o David Clark, Hazardous Waste
- o Elvin Miali, Police Chief
- o Norma Summers, Secretary to Chief of Police
- o Wayne Osborne, Director of Public Works
- o Jeffrey Sinn, City Engineer
- o John Hampton, Water Superintendent
- o Mark Lewis, Engineering Associate
- o Susan Lynn, P.W. Administrative Assistant
- o Ron Satterfield, Fire Marshall
- o Judy Kelsy, Former City Manager

#### General Plan Program Citizens Advisory Committee

- o Karen Ackley
- o Clarence Alvey, Jr.
- o Cheryl Brothers
- o Gretchen Durby
- o Denis Gitschier
- o Mary Lou Crosset
- o Frank Hopkins
- o Mary James-Radecki
- o John McKnight
- o Robert J. Moss
- o Peter Pulizzi, Sr.
- o James Righeimer
- o John (Jack)Schwartz
- o Sally Seaberg
- o Betty Wiley

## **OTHER ORGANIZATIONS, AGENCIES AND PERSONS CONTACTED**

### **Fountain Valley School District**

- o Cheryl Norton, Fountain Valley School District
- o Ann Galas
- o Jerry Hard, Community Services, Fountain Valley School District

### **Historical Society**

- o Jim Dick
- o Evelyn Wardlow

### **Public Services**

- o Pat Dwyer, Senior Citizens
- o Phillis Brown, City Librarian
- o Dorothy Nail, President of Friends of Library
- o Jean, Fountain Valley Boys and Girls Club
- o Walt Johnson, Neighborhood Watch
- o Trudy Oberg, Girls Scouts

### **Public Utilities**

- o Rick Meza, Southern California Edison Company
- o Linda Armendariz, Service Planner, Southern California Gas Company
- o Joe Marino, Southern California Gas Company
- o Bill Glines, Southern California Gas Company
- o Ron Terry, General Telephone
- o Becky Driftmier, Pacific Bell

### **U.S. Department of Finance**

- o Population Research Unit

### **Waste Management**

- o Rainbow Disposal Company
- o Ray Douglas, Orange County Waste Management, Bee Canyon Landfill
- o Jan Goss, Solid Waste Management of Orange County

### **OCTD**

- x Joanne Kerns



### **Cable Television**

- o Don Whittle, Director of Community Affairs, Paragon Cable T.V.
- o Cathy Hanson, Customer Service Lead, Paragon Cable T.V.

## 12.0 REFERENCES

### City Documents

1. City of Fountain Valley, First Amendment of the Redevelopment Plan for the Industrial Area Redevelopment Project, The Redevelopment Agency of the City of Fountain Valley, November 2, 1983.
2. City of Fountain Valley Redevelopment Agency, Fountain Valley Retail Development Strategy Analysis, Alfred Gobar Associates, Inc., February 1989.
3. City of Fountain Valley, Final Housing Element, Phelps Company Incorporated, November 1983.
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6. City of Fountain Valley, Safety Element of the Fountain Valley General Plan, Orange County Environmental Management Agency, February 1975.
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9. City of Fountain Valley, Water Quality Report, 1989.
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11. City of Fountain Valley, Master Plan Update for Water System Development, City of Fountain Valley, July 1983.
12. City of Fountain Valley, Master Plan of Drainage, City of Fountain Valley, August 1979.

13. City of Fountain Valley, Resolution No. 8169--Southpark Development Plan, City of Fountain Valley, September 1987.
14. City of Fountain Valley, Draft EIR - Southpark, Ultrasystems, April 1987.
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18. City of Fountain Valley, Draft EIR - Marriott Courtyard/Residence Inn, Ultrasystems, August 1988.
20. City of Fountain Valley, Draft EIR - Diversified Shopping Center, Ultrasystems, March 1988.
21. City of Fountain Valley, Draft EIR Supplement - Fountain Valley Regional Medical Office Buildings, Ultrasystems, September 1987.
22. City of Fountain Valley, Draft EIR Supplement of Response to Comments - Fountain Valley Regional Medical Buildings, Ultrasystems, November 1987.
23. City of Fountain Valley, Final EIR Addendum - Fountain Valley Regional Medical Buildings, July 1988.
24. City of Fountain Valley, Harper School Site Project Environmental Impact Report, November 1990.

#### **Surrounding Community Information**

25. City of Costa Mesa, General Plan, prepared by Costa Mesa staff, 1989.
26. City of Costa Mesa, Costa Mesa General Plan Environmental Impact Report, prepared by Costa Mesa staff, 1989.
27. City of Garden Grove, Garden Grove Circulation and Scenic Highway Element, Urban Development Department, 1974.

28. City of Garden Grove, Garden Grove Land Use Element, Urban Development Department, 1973.
29. City of Garden Grove, Garden Grove Housing Element, prepared by City staff, 1989.
30. City of Garden Grove, "Map of Planned Projects," March 1, 1990.
31. City of Huntington Beach, Huntington Beach General Plan, prepared by the Huntington Beach Planning Division, Adopted Dec. 1976 and amended through June 1984.
32. City of Santa Ana, General Plan, prepared by the Arroyo Group.
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34. City of Westminster, Comprehensive General Plan, prepared by Urban Development Planning Associates, Feb. 10, 1965.
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37. City of Westminster, Scenic Highway Element, prepared by City staff. 1976.
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41. City of Westminster, Westminster Land Use Ordinance, 1989, prepared by City staff.
42. City of Westminster, City of Westminster Safety Element, 1978, prepared by City staff.



**General Information, Maps, Graphs, Tables etc...**

43. U.S. Department of Agriculture, Soils Survey for Orange County and Western Part of Riverside County, soils map, Sept. 1978.

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Directory - Churches, Schools and Pre-Schools

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"Community Economic Profile for Fountain Valley," Jan. 1990, prepared by City Planning Department.

"Neighborhood Revitalization - Clean-Up/Fix-Up Program," prepared by City Staff.

City of Fountain Valley 1990 - 1991 Budget of the two-year fiscal forecast, May 17, 1990.

Environmental Review Procedures for the City of Fountain Valley, Dec. 1988.

Fountain Valley Neighborhood Watch Newsletter, Aug. 1990.

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Orange County Housing Authority, Housing Voucher Information.

Shared Housing for Seniors, Pamphlet Information.

Map and Addresses of Fountain Valley School District.





## CITY OF FOUNTAIN VALLEY

CIVIC CENTER

(714) 965-4400

10200 SLATER AVE., P.O. BOX 8030, FOUNTAIN VALLEY, CA 92728-8030

September 11, 1991

TO: RESPONSIBLE AGENCIES AND INTERESTED INDIVIDUALS

FROM: ANDREW PEREA, PLANNER

SUBJECT: NOTICE OF PREPARATION OF DRAFT MASTER ENVIRONMENTAL IMPACT  
REPORT FOR THE CITY OF FOUNTAIN VALLEY GENERAL PLAN UPDATE

The City of Fountain Valley, Planning Department is the Lead Agency for the preparation of a Draft Master Environmental Impact Report (MEIR) for the proposed General Plan Update. The proposed project is a comprehensive update and revision of the existing General Plan for the City of Fountain Valley. The City of Fountain Valley covers approximately 9.75 square miles most of which is fully developed. Fountain Valley lies in the southwestern area of Orange County along the west side of the Santa Ana River, just thirty (30) miles to the southeast of the City of Los Angeles.

City Planning staff has prepared an Initial Study and Environmental Evaluation addressing the scope and content of the MEIR. Should you feel that additional topics need to be addressed in the MEIR, please contact:

Andrew Perea, Planner  
City of Fountain Valley, Planning Department  
10200 Slater Avenue  
Fountain Valley, CA 92708

Alternatively, you may contact me at (714) 965-4400. Please respond as quickly as possible, but no later than 5:00 p.m. on October 10, 1991.





## NOTICE OF PREPARATION

To: RESPONSIBLE AGENCIES AND INTERESTED INDIVIDUALS  
(Agency)

\_\_\_\_\_  
(Address)  
\_\_\_\_\_

Subject: Notice of Preparation of a Draft Environmental Impact Report

Lead Agency:

Agency Name CITY OF FOUNTAIN VALLEY

Street Address 10200 SLATER AVENUE

City/State/Zip FOUNTAIN VALLEY, CA  
92708

Contact ANDREW PEREA  
PLANNER

Consulting Firm (If applicable):

Firm Name KEITH COMPANIES

Street Address P.O. BOX 25127

City/State/Zip SANTA ANA, CA  
92799

Contact ROGER MOBLEY

CITY OF FOUNTAIN VALLEY PLANNING DEPARTMENT will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (☒ is ☐ is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to CITY OF FOUNTAIN VALLEY PLANNING DEPARTMENT at the address shown above. We will need the name for a contact person in your agency.

Project Title: MASTER ENVIRONMENTAL IMPACT REPORT FOR CITY GENERAL PLAN UPDATE

Project Location: CITY OF FOUNTAIN VALLEY ORANGE  
City (nearest) County

Project Description: (brief) Attached

GENERAL PLAN UPDATE

Date September 11, 1991

  
Signature ANDREW PEREA

Title PLANNER

Telephone (714) 965-4400

Reference: California Administrative Code, Title 14 (CEQA Guidelines) Sections 15082 (a), 15103, 15375

**CITY OF FOUNTAIN VALLEY  
GENERAL PLAN UPDATE/MEIR  
PROJECT DESCRIPTION**

**INTRODUCTION**

The City of Fountain Valley is undertaking a complete General Plan Update Program to revise the existing General Plan and the Land Use mapping for the General Plan. The revised General Plan provides a guide for future development and sets forth Goals and Policies for Community Development (including Land Use, Housing, Economic Development, Community Design/Aesthetics and Redevelopment), Infrastructure and Community Services (Circulation and Traffic, Utilities, Public Services as well as Parks and Recreation), Natural Resources (Biology, Water Resources and Air Quality), and Hazards (Geologic/Seismic, Flooding, Hazardous Materials, Fire, Wind and Noise).

**EXISTING CONDITIONS**

**Project Location**

The City of Fountain Valley is located in the northern portion of the County of Orange, 30 miles southeast of Los Angeles, along the Santa Ana River. The City is in close proximity to major Orange County attractions including the Pacific Ocean (4 miles); Orange County's John Wayne Airport (6 miles); the County Administration and Judicial Center (4 1/5 miles); Disneyland and Knott's Berry Farm (9 and 13 miles, respectively). Figure 1, Regional Location, shows the City's location in a regional context. Fountain Valley is bordered by the Cities of Costa Mesa to the east, Santa Ana to the north and east, Huntington Beach to the west and south, and Westminster and a portion of Garden Grove to the north. The San Diego Freeway (I-405) runs in a northwest to southeast direction, bisecting the City. Figure 2, Local Vicinity, shows the City's location in a local context.

As shown on Figure 2, the Santa Ana River forms the City's eastern corporate limits, with the exception of two small County pieces adjacent to the river. Garfield Avenue forms the corporate boundary to the south, between Fountain Valley and Huntington Beach. Huntington Beach is also to the west, as mentioned previously, Newland and Magnolia Streets north of Warner Avenue, form the City's western limits. To the north, Edinger Avenue generally corresponds with the City's limits, however, the corporate limits do extend north of Edinger between Bushard and Euclid Streets and Newhope Street to the east.

There are three pockets of county land adjacent to the City of Fountain Valley. These areas are considered part of Fountain Valley's Sphere of Influence. One area is located to the north of Fountain Valley, the other two are located on the east side of the City adjacent to the Santa Ana River.



## **City Characteristics**

The City of Fountain Valley consists of 9.75 square miles of relatively flat topography with the exception of a gentle slope rising from the northeast to the southeast, and a 30 foot bluff on the west boundary. Elevations within the City range from 10 to 45 feet above sea level.

The City is, generally speaking, an urban community which has been almost fully developed with a broad mix of land uses including housing, commercial, industrial, public, recreation and open space uses. Fountain Valley is to a large degree built out; mostly infill projects remain available for development. The predominate land use is residential. Over the past few years Fountain Valley has seen a significant interest in commercial development and redevelopment. Refer to Figure 3, Existing General Plan

## **PROJECT CHARACTERISTICS**

### **Proposed Project**

The proposed project is a comprehensive update and revision of the existing General Plan for the City of Fountain Valley. As part of the General Plan Update, a Master Environmental Impact Report (MEIR) is being prepared to evaluate significant environmental impacts that may result from the General Plan Update.

Under the General Plan Update, there are a number of sites located within the existing city limits which are being considered for new development with alternative land uses. Refer to Figure 4, Proposed General Plan. Future land uses for sites will be determined through the General Plan Update process and incorporated in the Land Use Element of the General Plan. The City of Fountain Valley General Plan Update would allow for the intensification of land uses in the project area. In the future the City of Fountain Valley will be under considerable pressure to maintain the quality of life style it has achieved and at the same time to intensify existing development through revitalization and redevelopment pressures.

### **Project History**

Fountain Valley was incorporated in June of 1957 and is a fairly new city that experienced most of its growth in the early 1960's (1962 and 1963, specifically) and the early 1970's. The existing Land Use and Circulation Plan of the General Plan was adopted by the City Council in 1963.

Separate Elements of the General Plan have been updated, revised and developed since the 1963 Land Use and Circulation Plan. Still, most of these Elements have become antiquated and outdated. The Land Use and Circulation Plan was first written in 1963 and has been amended through March of 1987.

The Housing Element for Fountain Valley has recently been updated and is pending approval at the State level.

The Noise Element was adopted in June of 1974, the Safety Element in February 1975 and the combined Open Space, Conservation and Park Elements adopted in July, 1972. All three of these documents will be updated in response to the most current government standards.

### **Environmental Impacts**

An Initial Study (copy attached) has identified several potentially significant impacts associated with implementation of the General Plan Update. These, and other potential impacts, which may be identified during the NOP review period, include the following:

- Seismicity
- Geology and Soils
- Air Quality
- Hydrology/Water Quality
- Noise
- Animal Life
- Light and Glare
- Land Uses
- Hazardous Substances
- Public Utilities and Services
- Recreation
- Energy
- Circulation
- Water Conservation
- Human Health/Public Safety
- Housing
- Population

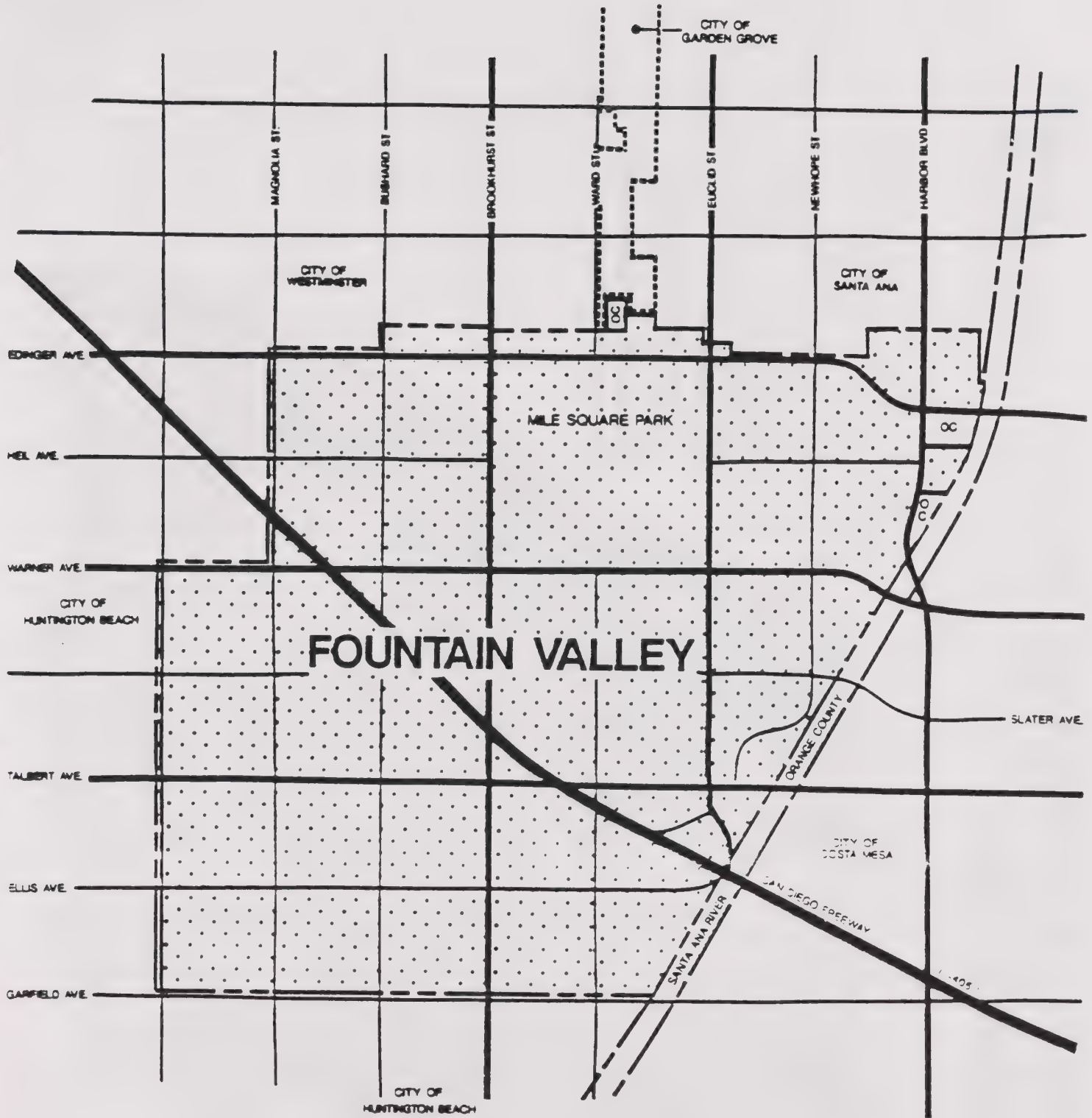




Regional Location  
Fountain Valley

Figure 1





# Local Vicinity

## Fountain Valley

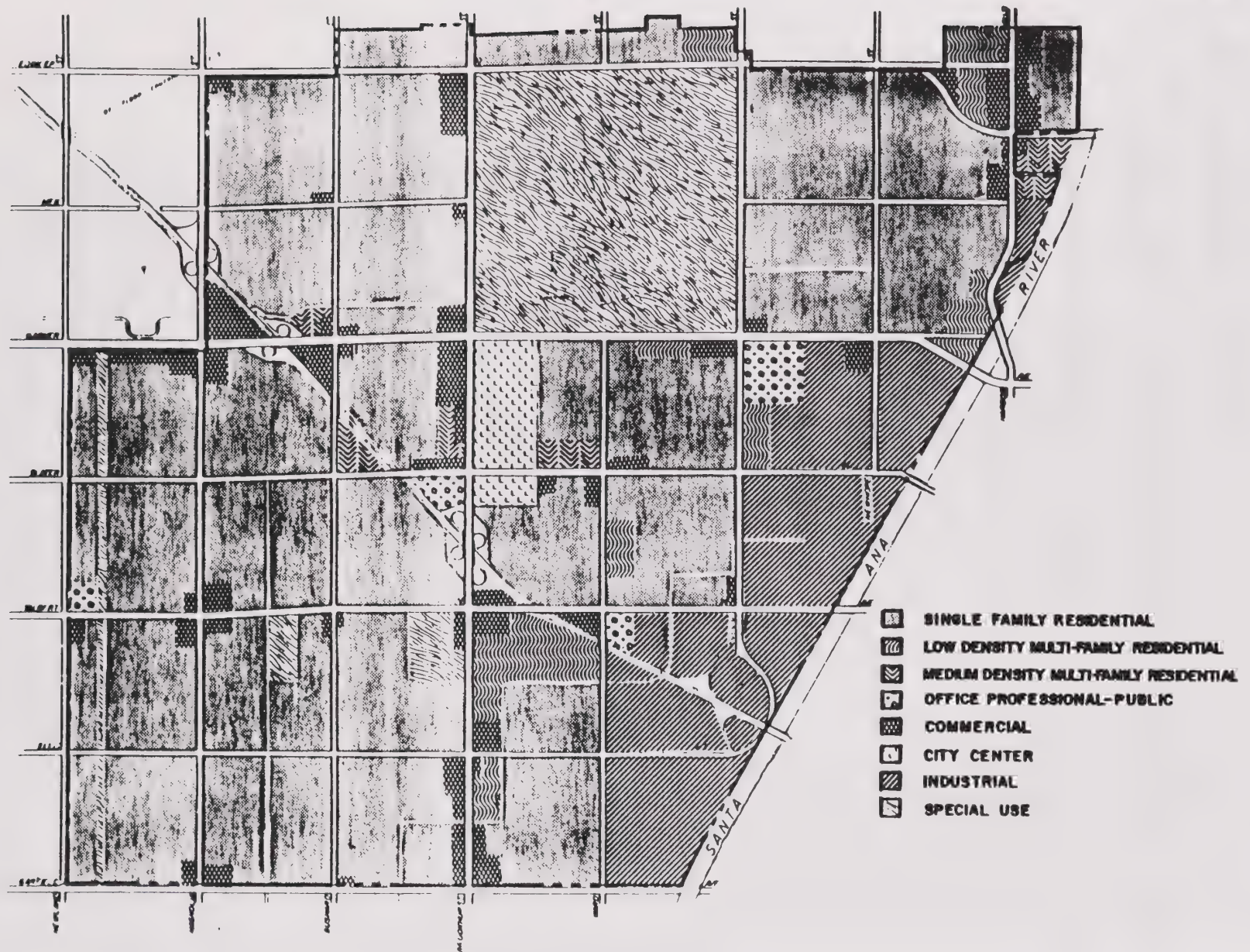
Figure 2



THE  
KEITH  
COMPANIES







Existing General Plan

Fountain Valley—General Plan Update

Figure 3



# ENVIRONMENTAL CHECKLIST

## I. Background

1. Name of Proponent FOUNTAIN VALLEY PLANNING DEPARTMENT
2. Address and Phone Number of Proponent (714) 965-4400  
10200 SLATER AVENUE, FOUNTAIN VALLEY, CA 92708
3. Date of Checklist Submitted SEPTEMBER 11, 1991
4. Agency Requiring Checklist PLANNING DEPARTMENT
5. Name of Proposal, if applicable GENERAL PLAN UPDATE

## II. Environmental Impacts

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

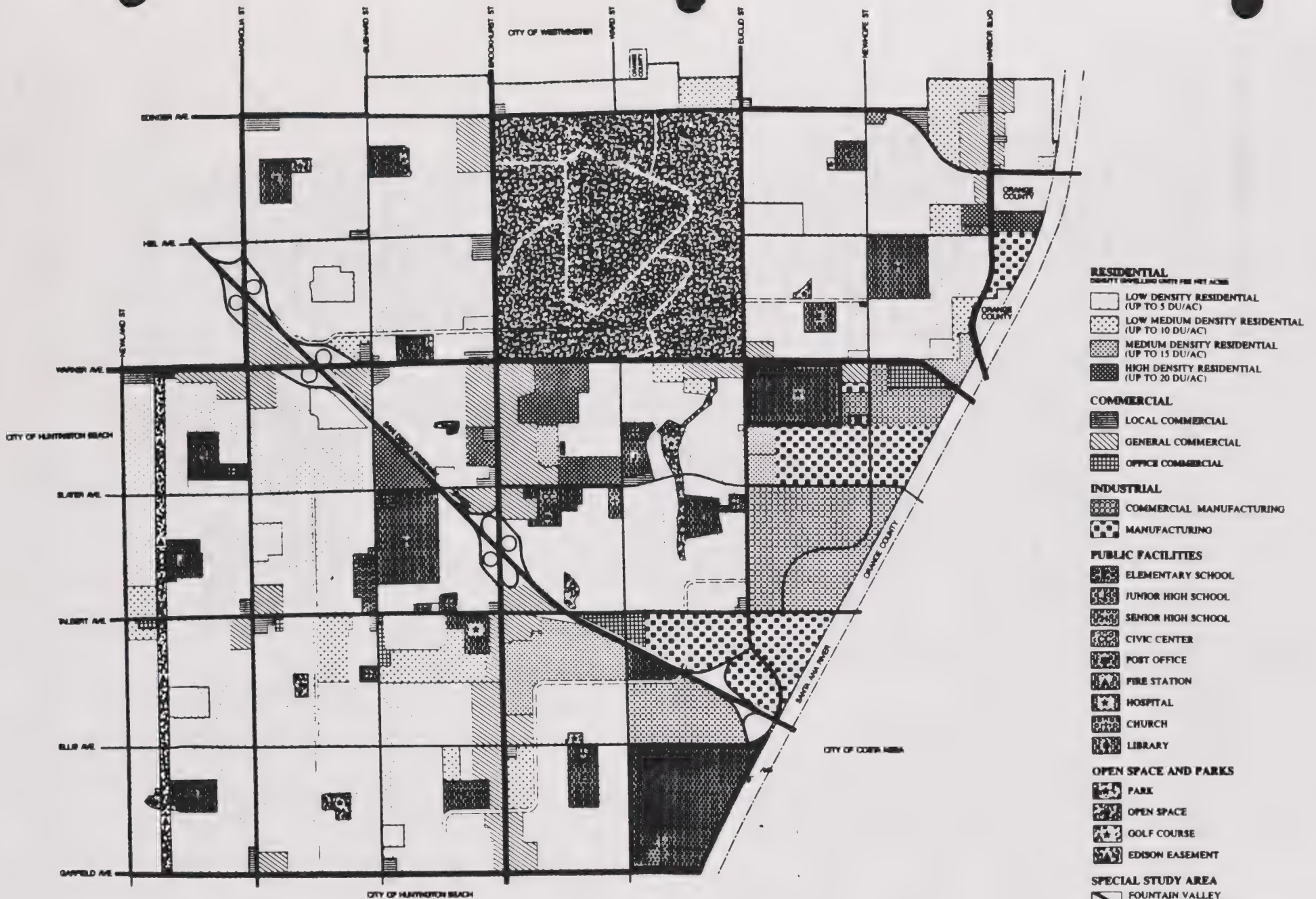
	Yes	Maybe	No
1. <u>Earth</u> . Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?	<u>—</u>	<u>X</u>	<u>—</u>
b. Disruptions, displacements, compaction or overcovering of the soil?	<u>X</u>	<u>—</u>	<u>—</u>
c. Change in topography or ground surface relief features?	<u>—</u>	<u>X</u>	<u>—</u>
d. The destruction, covering or modification of any unique geologic physical features?	<u>—</u>	<u>—</u>	<u>X</u>
e. Any increase in wind or water erosion of soils, either on or off the site?	<u>X</u>	<u>—</u>	<u>—</u>
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	<u>—</u>	<u>/</u>	<u>—</u>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	<u>—</u>	<u>X</u>	<u>—</u>
2. <u>Air</u> . Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	<u>—</u>	<u>X</u>	<u>—</u>
b. The creation of objectionable odors?	<u>—</u>	<u>X</u>	<u>—</u>
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	<u>—</u>	<u>—</u>	<u>X</u>
3. <u>Water</u> . Will the proposal result in:			
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?	<u>—</u>	<u>—</u>	<u>X</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<u>X</u>	<u>—</u>	<u>—</u>
c. Alterations to the course or flow of flood waters?	<u>X</u>	<u>—</u>	<u>—</u>
d. Change in the amount of surface water in any water body?	<u>—</u>	<u>X</u>	<u>—</u>
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	<u>—</u>	<u>X</u>	<u>—</u>
f. Alteration of the direction or rate of flow of ground waters?	<u>—</u>	<u>X</u>	<u>—</u>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	<u>—</u>	<u>X</u>	<u>—</u>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	<u>—</u>	<u>X</u>	<u>—</u>
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	<u>X</u>	<u>—</u>	<u>—</u>



# ENVIRONMENTAL CHECKLIST

	Yes	Maybe	No
4. <u>Plant Life</u> . Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	—	—	<u>X</u>
b. Reduction of the numbers of any unique rare or endangered species of plants?	—	—	<u>X</u>
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	—	—	<u>X</u>
d. Reduction in acreage of any agricultural crop?	—	<u>X</u>	—
5. <u>Animal Life</u> . Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?	—	—	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of animals?	—	<u>X</u>	—
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	—	—	<u>X</u>
d. Deterioration to existing fish or wildlife habitat?	—	—	<u>X</u>
6. <u>Noise</u> . Will the proposal result in:			
a. Increases in existing noise levels?	—	<u>X</u>	—
b. Exposure of people to severe noise levels?	—	<u>X</u>	—
7. <u>Light and Glare</u> . Will the proposal produce new light or glare?	—	<u>X</u>	—
8. <u>Land Use</u> . Will the proposal result in a substantial alteration of the present or planned land use of an area?	<u>X</u>	—	—
9. <u>Natural Resources</u> . Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	—	—	<u>X</u>
10. <u>Risk of Upset</u> . Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	<u>X</u>	—	—
b. Possible interference with an emergency response plan or an emergency evacuation plan?	—	<u>X</u>	—
11. <u>Population</u> . Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	—	<u>X</u>	—
12. <u>Housing</u> . Will the proposal affect existing housing, or create a demand for additional housing?	—	<u>X</u>	—
13. <u>Transportation/Circulation</u> . Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	—	<u>X</u>	—
b. Effects on existing parking facilities, or demand for new parking?	—	<u>X</u>	—
c. Substantial impact upon existing transportation systems?	—	<u>X</u>	—
d. Alterations to present patterns of circulation or movement of people and/or goods?	—	<u>X</u>	—
e. Alterations to waterborne, rail or air traffic?	—	—	<u>X</u>
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrian?	—	<u>X</u>	—
14. <u>Public Services</u> . Will the proposal have an effect upon, or result in a need for new altered governmental services in any of the following areas:			
a. Fire protection?	<u>X</u>	—	—
b. Police protection?	<u>X</u>	—	—
c. Schools?	<u>X</u>	—	—
d. Parks or other recreational facilities?	<u>X</u>	—	—
e. Maintenance of public facilities, including roads?	<u>X</u>	—	—
f. Other governmental services?	<u>X</u>	—	—





Preferred Land Use Plan

# Fountain Valley—General Plan Update

Figure 4



## ENVIRONMENTAL CHECKLIST

	Yes	Maybe	No
15. <u>Energy</u> . Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	—	—	<u>X</u>
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	—	—	<u>X</u>
16. <u>Utilities</u> . Will the proposal result in a need for new systems, or substantial alterations to the existing utilities.	—	<u>X</u>	—
17. <u>Human Health</u> . Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health?)	—	<u>X</u>	—
b. Exposure of people to potential health hazards?	—	<u>X</u>	—
18. <u>Aesthetics</u> . Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	—	—	<u>X</u>
19. <u>Recreation</u> . Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	—	<u>X</u>	—
20. <u>Cultural Resources</u> .			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?	—	—	<u>X</u>
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	—	—	<u>X</u>
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	—	—	<u>X</u>
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?	—	<u>X</u>	—
21. <u>Mandatory Findings of Significance</u> .			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	—	<u>X</u>	—
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	—	<u>X</u>	—
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact one two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	—	<u>X</u>	—
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	—	<u>X</u>	—

### III. Discussion of Environmental Evaluation

ATTACHED

## ENVIRONMENTAL CHECKLIST

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### IV. Determination

On the basis of this initial evaluation:

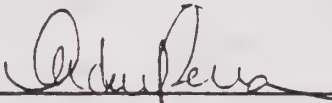
I find that the proposed project Could Not have a significant effect on the environment, and a Negative Declaration will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A Negative Declaration Will Be Prepared.

I find the proposed project May have a significant effect on the environment, and an Environmental Impact Report is required.

September 11, 1991

Date

  
Signature      Andrew Perea

For \_\_\_\_\_



### III. ENVIRONMENTAL EVALUATION

The following responses are based on field reconnaissance and the following studies and plans prepared prepared for the Fountain Valley General Plan Update, which are available at the City of Fountain Valley Planning Department:

- o Existing Conditions Synthesis Report, Fountain Valley-General Plan Update; The Keith Companies, January 17, 1991.
- o Fountain Valley-General Plan Update; The Keith Companies, July, 1991:

Land Use Element;

Circulation Element;

Parks Recreation and Open Space Element;

Conservation Element;

Public Safety Element;

Noise Element; and,

Air Quality Element.

---

#### 1. Earth

- a. Maybe. Unstable earth conditions, such as liquefaction are likely to occur in most portions of the City of Fountain Valley due to shallow ground water table. Ground water depth in Fountain Valley is less than ten feet below the ground surface probably due to the swamp land that existed within the planning area in the early 1900's here.
- b. Yes. During the development of the City, site preparation, grading and paving will result in disruptions, displacements, compaction and overcovering of the soil.
- c. Maybe. Increased development may result in changes in topography or ground surface relief features.
- d. No. The City of Fountain Valley has no known unique geologic or physical features. The City consists of relatively flat topography with the exception of a gentle slope rising from the northeast to the southeast, and a 30 foot bluff on the west boundary. Fountain Valley is almost fully developed,

and those areas which have not been developed have been farmed extensively. Fountain Valley does not have known faults extending within its boundaries, nor are there any Special Studies Zones located within the City.

- e. Yes. During site preparation, exposure of soils to both wind and water will occur. Wind and water will erode exposed soils during the construction phase of development.
- f. Maybe. During site preparation soils may be susceptible to wind and water erosion. Soil erosion may increase siltation in the City's storm drain system and the Santa Ana River.
- g. Maybe. Fountain Valley, like most cities in California, is located in a seismically active region. It can be expected, therefore, that a significant seismic event could affect the area.

## 2. Air

- a. Maybe. The City of Fountain Valley General Plan Update would allow for the intensification of land uses in the project area. Short term-impacts, from construction activities, could substantially deteriorate ambient air quality in the project area and local vicinity. Long-term impacts, such as increased traffic volumes, could also substantially contribute to the deterioration of ambient air quality.
- b. Maybe. The General Plan will continue to allow industrial growth. These industries may create objectionable odors.
- c. No. The proposed General Plan will not cause a substantial alteration of moisture or temperature, or any change in the climate, either locally or regionally. The General Plan Update will facilitate development of an intensity and scale that is unlikely to create significant impacts in this regard.

## 3. Water

- a. No. Implementation of the proposed General Plan will not result in any changes in currents, or course of direction of water movements. The General Plan Update will facilitate development which is consistent with existing drainage patterns in the area and is unlikely to create significant impacts in this regard.
- b. Yes. Ultimate development of the City under the proposed General Plan will result in additional pavement and construction, resulting in changes in the absorption rates, drainage patterns and the rate and amount of surface runoff.
- c. Yes. According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Program's Flood Insurance



Rate Map for the City of Fountain Valley, virtually all of the City is within the 100-year flood plain, or Zone A; a small portion of the City on the western edge is within the 500-year flood plain or Zone B. Areas directly adjacent to the Santa Ana River may be expected to be flooded by water ranging from 1 to 3 feet in depth in the event of a 100-year storm.

- d. Maybe. Ultimate development of the City under the proposed General Plan will result in additional pavement and construction which could increase the amount of surface water runoff.
- e. Maybe. The proposed project could increase areas of impervious surfaces contributing to water runoff from the area. Runoff entering storm drain systems will contain pollutants typical of urban and industrial uses.
- f. Maybe. Ground water depth in Fountain Valley is less than ten feet. Ultimate development of the General Plan will result in additional construction. Due to the shallow depth of ground water, building foundations could intercept the ground water table and alter the direction or rate of flow of ground waters.
- g. Maybe. The ground water table in the City of Fountain Valley is less than ten feet below the surface. Fountain Valley derives 70% of its water from local ground water sources. Ultimate development of the General Plan will result in additional construction. New development could change the quantity of ground waters through direct interception of an aquifer by cuts or excavations. Likewise, new development will increase demand for domestic water from the City's wells and could change the quantity of ground water.
- h. Maybe. Implementation of the proposed General Plan will increase demand for domestic water by facilitating additional construction. This could cause a substantial reduction in the amount of water otherwise available for public water supplies in this area, as available public water supplies have been diminished by drought and reduced water importation.
- i. Yes. The Federal Emergency Management Agency (FEMA) National Flood Insurance Program's Flood Insurance Rate Map for the City of Fountain Valley indicates that virtually all of the City of Fountain Valley is located within the 100-year flood plain (Zone A); a small portion of the City on the western edge is within the 500-year flood plain (Zone B). During 100-year storm conditions areas adjacent to the Santa Ana River may be expected to flood from 1 to 3 feet in depth and will expose people or property to water related hazards such as flooding.

#### 4. Plant Life

- a. No. Project implementation will not change the diversity of species or numbers of species of plants. All areas of Fountain Valley have been built upon or farmed, eliminating virtually all forms of natural vegetation or wildlife habitat.
- b. No. Implementation of the General Plan Update will not result in reduction of the numbers of any unique, rare or endangered species of plants. The little natural vegetation which does exist within the City consists primarily of a variety of grasses with small sage scrub communities and is not considered unique, rare or endangered. Immediately outside the city limits, within the Santa Ana River channel, small wetlands habitats are known to periodically occur due to sand and silt build-up in the channel bottom.
- c. No. Implementation of the project will not introduce new plants into the area. The project will result in new construction including landscaped building setbacks and planter areas; however, landscaping which will be used will be similar to planting materials used throughout the City of Fountain Valley.
- d. Maybe. There are some areas of the City of Fountain Valley currently used for agriculture. Therefore, implementation of the General Plan Update may result in the reduction of certain agricultural crops.

#### 5. Animal Life

- a. No. The range of wildlife in the City of Fountain Valley is limited to those species which have adapted to close human contact. Therefore, implementation of the project will not change the diversity of species or numbers of any species of animals.
- b. Maybe. There is some potential in the City of Fountain Valley for occurrence of species considered endangered or rare. Habitats for these species are not within the City of Fountain Valley itself, due to their close proximity to Fountain Valley, there may be some migration of these species. Increased buildout under the proposed General Plan could increase disturbance in areas of the City of Fountain Valley where these species occur and reduce their numbers.
- c. No. The proposal will neither result in the introduction of new species of animals in the area, nor will it result in a barrier to the migration or movement of animals. The project area is heavily urbanized with new construction consisting of mostly infill projects and redevelopment. New development



related to the General Plan Update will be similar to existing development in the City of Fountain Valley and will introduce additional landscaping to the area which may provide new habitat and enhance migration for small species of animals common to urbanized areas.

- d. No. The burrowing owl is on the Audobon Society list of rare birds and is likely to inhabit certain areas of the City such as Mile Square Park. There are no other known fish or wildlife habitats existing within the City of Fountain Valley. Project implementation does not include disruption of Mile Square Park; therefore, the General Plan Update will not result in deterioration of existing fish or wildlife habitat.

#### 6. Noise

- a. Maybe. The proposed General Plan could increase traffic levels which would result in increased noise levels in the study area.
- b. Maybe. Implementation of the General Plan Update will include new construction adjacent to the San Diego (405) Freeway. Persons occupying developments adjacent to the Freeway could be exposed to severe noise levels. In addition, new construction from ultimate development of the proposed General Plan Update could expose people to severe noise levels from construction equipment.

#### 7. Light and Glare

Maybe. Implementation of the proposed project could increase light and glare. Light and glare impacts could be generated by reflective exterior building materials, interior and exterior building lights and increased vehicular traffic.

#### 8. Land Use

Yes. The proposed General Plan Update includes changes to the Land Use Element. Proposed revisions to the Land Use Element will facilitate development at a number of sites within the current city limits which will substantially alter the present and/or planned land uses of these sites.

#### 9. Natural Resources

- a. No. Implementation of the proposed General Plan Update will not result in an increase in the use of any natural resources. Ultimate development of the General Plan will result in new construction; however this is not expected to increase the rate of consumption of natural resources beyond the current rate of resource use.

#### **10. Risk of Upset**

- a. Yes. Implementation of the proposed General Plan Update will increase demand for consumer products and services manufactured in the City. There are some industrial and institutional uses (i.e., hospitals) in the City of Fountain Valley which use, store, generate, and/or are involved in the transport of hazardous waste. Expansion of these uses, as allowed under the General Plan Update will result in an increased risk relating to hazardous substances.
- b. Maybe. The proposed General Plan Update includes changes to the Land Use Element which will facilitate new construction at a number of sites within the current city limits. This new construction will substantially alter and intensify some present and/or planned land uses. The new construction and intensification of land uses could result in unacceptable levels of service along some roadways in the City in the short-term and the long-term. This could create possible interference with an emergency response or evacuation plan.

#### **11. Population**

Maybe. The proposed General Plan Update includes land use changes which will affect commercial and residential development in the City. These land use changes may alter the location, distribution, density or growth rate of the human population of an area.

#### **12. Housing**

Maybe. The proposed General Plan will alter the supply of housing, both in units available for rent and purchase. A demand for additional housing may be created by providing more job opportunities or changing the mix of employment available in the City.

#### **13. Transportation/Circulation**

- a. Maybe. Buildout under the proposed General Plan may increase housing and employment opportunities and population. This would indirectly result in an increase in the generation of substantial vehicular movement.
- b. Maybe. Existing parking may not be sufficient to accommodate the potential growth under the proposed General Plan. Implementation of the proposed General Plan may involve utilization of certain shopping center lots for commuter park and ride lots.
- c. Maybe. The proposed General Plan Update includes changes to the Land Use Element which will facilitate new construction at a number of sites within the current city limits. This



new construction will substantially alter and intensify some present and/or planned land uses. The new construction and intensification of land uses could result in unacceptable levels of service in the short-term and the long-term along some roadways in the City.

- d. Maybe. The Land Use Element of the proposed General Plan Update will redesignate existing commercial and institutional sites for residential uses. Therefore, the proposal could alter the present patterns of circulation or movement of people and/or goods in the City.
- e. No. Implementation of the proposed General Plan will not result in alterations to waterborne, rail or air traffic. There are no transit facilities of this type in the City of Fountain Valley.
- f. Maybe. The proposal has the potential to increase vehicular, pedestrian and bicycle traffic within the City; therefore, the proposal could result in increased traffic hazards to motor vehicles, bicyclists or pedestrians.

#### **14. Public Services**

- a. Yes. Implementation of the proposed General Plan will increase demand for fire and emergency services, thereby requiring additional fire equipment, personnel and facilities to maintain acceptable fire and emergency response.
- b. Yes. Implementation of the proposed General Plan will increase demand for police services, thereby requiring additional equipment, personnel and facilities to maintain an acceptable level of police protection.
- c. Yes. The Land Use Element of the proposed General Plan Update will redesignate existing institutional sites previously utilized or planned as school sites for residential uses.
- d. Yes. The proposed General Plan Update will facilitate new construction of residences which will increase use of existing parks but is not expected to result in a need for new parks. Fountain Valley is currently achieving a parks/population ratio of 12 acres per 1,000 persons which exceeds State parkland standards of 3 to 5 acres of parkland per 1,000 residents.
- e. Yes. The proposal represents an intensification of present and planned land uses within the City and has the potential to increase vehicular, pedestrian and bicycle traffic. The proposal will increase use and demand for other public facilities, such as sewer and water services; therefore, the proposal will increase need for maintenance of public facilities.

- f. Yes. Implementation of the proposed General Plan may result in additional government services due to increased population and new demands on infrastructure.

#### 15. Energy

- a. No. New construction associated with implementation of the General Plan Update is expected to increase use of fuel and energy; however it is not expected to result in use of substantial amounts of fuel or energy.
- b. No. New construction associated with implementation of the General Plan Update will result in an increased demand for energy; however, it is not expected to result in substantial increased demand upon existing sources or energy or require development of new sources of energy.

#### 16. Utilities

Maybe. As a result of increased housing, population, commercial and industrial development, the proposed General Plan could result in an increase need for utilities such as electricity, natural gas, water, sewer, storm drain and solid waste.

#### 17. Human Health

- a. Maybe. The proposal could result in creation of health hazards or potential health hazards. Implementation of the proposed General Plan may result in additional industrial, commercial and institutional uses which could create potential health hazards.
- b. Maybe. There is unknown potential for hazards to human health associated with hazardous chemicals and waste related to some industrial and institutional uses (i.e., hospitals) in the City of Fountain Valley which use, store and/or generate hazardous waste.

#### 18. Aesthetics

No. The proposed General Plan will not result in the obstruction of any scenic vista or view currently open to the public. In addition, with quality design and construction of architecturally attractive buildings, area aesthetics may be enhanced.

#### 19. Recreation

Maybe. The proposed General Plan may limit the amount of recreational opportunities currently in use or available due to new construction associated with the proposal.



## **20. Cultural Resources**

- a. No. There are no known prehistoric and historic archaeological sites within the city limits and the City of Fountain Valley is nearly built out. Therefore, it is not likely that the proposal will result in the alteration, or the destruction, of a prehistoric or historic archaeological site.
- b. No. Changes in land use associated with the General Plan Update will not result in adverse physical or aesthetic effects to prehistoric or historic structures. Proposed changes do not involve prehistoric or historic resources.
- c. No. The proposal does not have the potential to cause a physical change which would affect unique ethnic cultural values.
- d. Maybe. The proposal may have the potential to affect existing religious or sacred uses. Proposed land use changes may impact existing churches with other uses.

## **21. Mandatory Findings of Significance**

- a. Maybe. New construction associated with implementation of the proposed General Plan may have the potential to result in the degradation of the environmental quality (e.g., air quality, hydrology, noise, recreation, transportation, public services, utilities and human health/public safety) of the project area and adjacent communities.
- b. Maybe. Most of the short-term impacts associated with this project may be mitigatable; however, long-term impacts such as the commitment of land to urban land uses and increased traffic may have effects, such as reduced air quality, which may not be mitigatable in the long-term.
- c. Maybe. The City of Fountain Valley has developed at a moderate pace during the last twenty years. However, surrounding cities such as Costa Mesa and Santa Ana have grown substantially during recent years. The environmental effects (i.e., air quality, traffic, population, housing, public health and safety) of new construction associated with implementation of the proposed General Plan may be individually insignificant but could be cumulatively considerable.
- d. Maybe. Implementation of the proposed General Plan may have the potential to result in the creation of environmental impacts which may cause substantial adverse effects on human beings either directly or indirectly. Adverse effects, such as air quality, traffic, population, housing, public health and safety) could result from new construction associated with the General Plan Update.





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